

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Curtis Avenue, Watsonia Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,022,500

Property Type House

Suburb Watsonia

Period - From 01/07/2025

to 30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	84 Sainsbury Av GREENSBOROUGH 3088	\$940,000	24/04/2026
2	6 The Crest WATSONIA NORTH 3087	\$925,000	18/04/2026
3	1 Debra Ct YALLAMBIE 3085	\$950,000	14/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/07/2026 09:25

Brett Sparks

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Indicative Selling Price

\$880,000 - \$960,000

Median House Price

Year ending June 2026: \$1,022,500

**Property Type:**

Agent Comments

Comparable Properties

**84 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

**Price:** \$940,000**Method:** Auction Sale**Date:** 24/04/2026**Rooms:** 4**Property Type:** House (Res)**Land Size:** 556 sqm approx**6 The Crest WATSONIA NORTH 3087 (REI/VG)**

Agent Comments

**Price:** \$925,000**Method:** Auction Sale**Date:** 18/04/2026**Property Type:** House (Res)**Land Size:** 423 sqm approx**1 Debra Ct YALLAMBIE 3085 (REI)**

Agent Comments

**Price:** \$950,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)**Land Size:** 673 sqm approx

Account - Jellis Craig | P: 03 94321444