

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

55 Orana Drive, Watsonia Vic 3087

Indicative selling price

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

Range between \$970,000

&

\$1,030,000

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	9 Donald St GREENSBOROUGH 3088	\$980,000	21/03/2026
2	6 Yerrawa Dr WATSONIA 3087	\$1,020,000	17/03/2026
3	64 Bendoran Cr BUNDOORA 3083	\$997,000	04/03/2026

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:

06/07/2026 09:08



3 1 1

Property Type: House (Res)

Land Size: 559 sqm approx

Agent Comments

Comparable Properties



9 Donald St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$980,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 521 sqm approx



6 Yerrawa Dr WATSONIA 3087 (REI/VG)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 17/03/2026

Property Type: House (Res)

Land Size: 556 sqm approx



64 Bendoran Cr BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 1

Price: \$997,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 621 sqm approx