

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

9A Eden Avenue, Watsonia Vic 3087

Indicative selling price

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

Range between \$795,000 & \$860,000

Median sale price

Median price \$707,250 Property Type Unit Suburb Watsonia

Period - From 01/04/2023 to 31/03/2024 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	31 High St WATSONIA 3087	\$835,000	20/04/2024
2	2/7 Mayling Ct WATSONIA 3087	\$804,000	27/03/2024
3	9a Eden Av WATSONIA 3087	\$785,000	20/12/2023

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:

26/04/2024 14:16



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$795,000 - \$860,000
Median Unit Price
Year ending March 2024: \$707,250

Comparable Properties



31 High St WATSONIA 3087 (REI)

Agent Comments

3 1 1

Price: \$835,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 272 sqm approx



2/7 Mayling Ct WATSONIA 3087 (REI)

Agent Comments

3 2 2

Price: \$804,000
Method: Private Sale
Date: 27/03/2024
Rooms: 6
Property Type: House (Res)
Land Size: 434 sqm approx



9a Eden Av WATSONIA 3087 (REI)

Agent Comments

3 2 2

Price: \$785,000
Method: Private Sale
Date: 20/12/2023
Property Type: Unit

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996