

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

18 VICARAGE WAY WATSONIA NORTH VIC 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Watsonia North

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

13 CHEADLE CRESCENT BUNDOORA VIC 3083	\$1,270,000	20-Dec-25
48 EDMUND RICE PARADE WATSONIA NORTH VIC 3087	\$1,170,000	22-Nov-25
41 HAKEA STREET WATSONIA NORTH VIC 3087	\$1,150,000	22-Nov-25

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 6 months.~~

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**13 CHEADLE CRESCENT
BUNDOORA VIC 3083**

 4  2  2

Sold Price ^{RS} **\$1,270,000** Sold Date **20-Dec-25**

Distance **0.25km**



**48 EDMUND RICE PARADE
WATSONIA NORTH VIC 3087**

 4  2  2

Sold Price **\$1,170,000** Sold Date **22-Nov-25**

Distance **0.34km**



**41 HAKEA STREET WATSONIA
NORTH VIC 3087**

 4  2  2

Sold Price ^{RS} **\$1,150,000** Sold Date **22-Nov-25**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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