

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

9 SHANNON CRESCENT WATSONIA 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$972,500

Property type

House

Suburb

Watsonia

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

11 ECLIPSE CRESCENT WATSONIA VIC 3087	\$1,111,000	23-Aug-25
39 FRENHAM ROAD WATSONIA VIC 3087	\$1,125,000	06-Nov-25
12 WILLAURA PLACE YALLAMBIE VIC 3085	\$1,175,000	01-Sep-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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**11 ECLIPSE CRESCENT WATSONIA
VIC 3087**

 5  2  2

Sold Price

\$1,111,000

Sold Date **23-Aug-25**

Distance **0.32km**



**39 FRENHAM ROAD WATSONIA
VIC 3087**

 5  3  2

Sold Price

^{RS} **\$1,125,000**

Sold Date **06-Nov-25**

Distance **0.56km**



**12 WILLAURA PLACE YALLAMBIE
VIC 3085**

 4  2  2

Sold Price

\$1,175,000

Sold Date **01-Sep-25**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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