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	$1,080,000	&	$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$993,100	Property type	House	Suburb	Watsonia
Period-from	01 Feb 2025	to	31 Jan 2026	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
12 WILLAURA PLACE YALLAMBIE VIC 3085	$1,175,000	01-Sep-25
2 CHARLES STREET GREENSBOROUGH VIC 3088	$1,190,000	28-Jan-26
11 ECLIPSE CRESCENT WATSONIA VIC 3087	$1,111,000	23-Aug-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.~~

This Statement of Information was prepared on: 09 February 2026

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12 WILLAURA PLACE YALLAMBIE VIC 3085

4 2 2

Sold Price **$1,175,000** Sold Date **01-Sep-25**

Distance **1.16km**



2 CHARLES STREET GREENSBOROUGH VIC 3088

4 2 2

Sold Price RS **$1,190,000** Sold Date **28-Jan-26**

Distance **1.17km**



11 ECLIPSE CRESCENT WATSONIA VIC 3087

5 2 2

Sold Price **$1,111,000** Sold Date **23-Aug-25**

Distance **0.32km**

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

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