

## 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

1/258 NELL STREET WEST WATSONIA VIC 3087

### Indicative selling price

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

Single Price

or range  
between

\$775,000

&

\$825,000

### 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

3/15 RICHARDS AVENUE WATSONIA VIC 3087	\$840,000	23-Dec-25
10A LEMON TREE LANE GREENSBOROUGH VIC 3088	\$780,000	28-Jan-26
15/39 WILLIAM STREET GREENSBOROUGH VIC 3088	\$829,950	14-Dec-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: 19 February 2026

**3/15 RICHARDS AVENUE  
WATSONIA VIC 3087**

3 2 2

Sold Price <sup>RS</sup> **\$840,000** Sold Date **23-Dec-25**Distance **0.91km****10A LEMON TREE LANE  
GREENSBOROUGH VIC 3088**

3 2 1

Sold Price <sup>RS</sup> **\$780,000** Sold Date **28-Jan-26**Distance **0.88km****15/39 WILLIAM STREET  
GREENSBOROUGH VIC 3088**

3 2 1

Sold Price **\$829,950** Sold Date **14-Dec-25**Distance **1.14km****RS** = Recent sale      **UN** = Undisclosed Sale

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