

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

4 LONGFIELD COURT 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

\$940,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Watsonia North

Period-from

01 Mar 2025

to

28 Feb 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

7 THE RAMEO BUNDOORA VIC 3083	\$992,000	05-Nov-25
3 THE RAMEO BUNDOORA VIC 3083	\$1,050,000	15-Nov-25
15 WARRAWEE DRIVE BUNDOORA VIC 3083	\$1,005,000	11-Oct-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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7 THE RAMEO BUNDOORA VIC 3083

 4  2  2

Sold Price **\$992,000** Sold Date **05-Nov-25**

Distance **1.05km**



3 THE RAMEO BUNDOORA VIC 3083

 4  2  2

Sold Price **\$1,050,000** Sold Date **15-Nov-25**

Distance **1.09km**



15 WARRAWEE DRIVE BUNDOORA VIC 3083

 4  2  2

Sold Price **\$1,005,000** Sold Date **11-Oct-25**

Distance **1.23km**

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

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