

## 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

2 WALBROOK STREET WATSONIA NORTH 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

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$933,000

Property type

House

Suburb

Watsonia North

Period-from

01 May 2025

to

30 Apr 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

Address of comparable property	Price	Date of sale
31 LEDBURY CRESCENT BUNDOORA VIC 3083	\$730,000	16-May-26

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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**31 LEDBURY CRESCENT  
BUNDOORA VIC 3083**

 3  1  2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **16-May-26**

Distance **1.71km**

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

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