

## 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

43 SHARPES ROAD 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$946,000

Property type

House

Suburb

Watsonia North

Period-from

01 Jul 2025

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 71 CAMERON PARADE BUNDOORA VIC 3083   | \$740,000 | 04-Jul-26 |
| 533 GRIMSHAW STREET BUNDOORA VIC 3083 | \$680,000 | 11-Jul-26 |
| 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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**71 CAMERON PARADE BUNDOORA VIC 3083** Sold Price <sup>RS</sup> **\$740,000** Sold Date **04-Jul-26**  
3 1 1 Distance **0.92km**



**533 GRIMSHAW STREET BUNDOORA VIC 3083** Sold Price <sup>RS</sup> **\$680,000** Sold Date **11-Jul-26**  
3 1 1 Distance **1.38km**



**31 LEDBURY CRESCENT BUNDOORA VIC 3083** Sold Price <sup>RS</sup> **\$730,000** Sold Date **16-May-26**  
3 1 2 Distance **1.19km**

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

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