

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

6 BENTLEY 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

\$1,000,000

&

\$1,100,000

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

5 KALISTA CRESCENT WATSONIA NORTH VIC 3087	\$1,080,000	13-Jul-26
4 LONGFIELD COURT WATSONIA NORTH VIC 3087	\$1,060,000	28-Mar-26
30 CAMERON PARADE BUNDOORA VIC 3083	\$1,065,000	11-Mar-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.~~

This Statement of Information was prepared on: 23 July 2026

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**5 KALISTA CRESCENT WATSONIA
NORTH VIC 3087**

 4  2  2

Sold Price ^{RS} **\$1,080,000** Sold Date **13-Jul-26**

Distance **0.42km**



**4 LONGFIELD COURT WATSONIA
NORTH VIC 3087**

 3  2  2

Sold Price **\$1,060,000** Sold Date **28-Mar-26**

Distance **0.61km**



**30 CAMERON PARADE
BUNDOORA VIC 3083**

 5  3  1

Sold Price **\$1,065,000** Sold Date **11-Mar-26**

Distance **1.78km**

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

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