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	170 Cameron Parade, Watsonia North Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $675,000 & $725,000

Median sale price

Median price $895,000 Property Type House Suburb Watsonia North

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 six 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
1	48 Meakin St WATSONIA NORTH 3087	$870,000	23/08/2025
2	3 Dundee St WATSONIA NORTH 3087	$730,000	19/07/2025
3	6 Steven Ct BUNDOORA 3083	$750,000	19/05/2025

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 six months.~~

This Statement of Information was prepared on: 22/09/2025 12:01

170 Cameron Parade, Watsonia North Vic 3087

BARRYPLANT



3 1 1

Property Type: House
Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price
$675,000 - $725,000
Median House Price
June quarter 2025: $895,000

Comparable Properties

48 Meakin St WATSONIA NORTH 3087 (REI)

3 1 1

Agent Comments

Price: $870,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)



3 Dundee St WATSONIA NORTH 3087 (REI)

3 1 1

Agent Comments

Price: $730,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 543 sqm approx

6 Steven Ct BUNDOORA 3083 (VG)

3 - -

Agent Comments

Price: $750,000
Method: Sale
Date: 19/05/2025
Property Type: House (Res)
Land Size: 563 sqm approx

Account - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE

propertydata .com.au

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