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	19 Elder Street, Watsonia Vic 3087

Indicative selling price

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

Single price $1,095,000

Median sale price

Median price $1,030,000 Property Type House Suburb Watsonia

Period - From 01/10/2025 to 31/12/2025 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	6 Yerrawa Dr WATSONIA 3087	$1,020,000	17/03/2026
2	42 Sharpes Rd WATSONIA NORTH 3087	$1,055,000	14/03/2026
3	86 Sainsbury Av GREENSBOROUGH 3088	$1,115,000	07/02/2026

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: 28/03/2026 16:25

19 Elder Street, Watsonia Vic 3087

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



3 2 0

Rooms: 7
Property Type: House
Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price
$1,095,000
Median House Price
December quarter 2025: $1,030,000

Comparable Properties



6 Yerrawa Dr WATSONIA 3087 (REI)

3 1 2

Price: $1,020,000
Method: Auction Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments



42 Sharpes Rd WATSONIA NORTH 3087 (REI)

3 1 2

Price: $1,055,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments

86 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $1,115,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments

REIV THE DIFFERENCE

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