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<br>Including suburb and postcode | 1/8 Lambourne Road, Watsonia Vic 3087 |

## Indicative selling price

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

Single price $650,000

## Median sale price

Median price $700,000 Property Type Unit Suburb Watsonia

Period - From 01/04/2025 to 31/03/2026 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 | 8/83 Nell St GREENSBOROUGH 3088 | $675,000 | 26/03/2026 |
| 2 | 4/53-57 Devonshire Rd WATSONIA 3087 | $610,000 | 05/03/2026 |
| 3 | 2/158 Watsonia Rd WATSONIA 3087 | $680,000 | 21/12/2025 |

**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: 09/06/2026 11:22

# 1/8 Lambourne Road, Watsonia Vic 3087

Luke Coventry
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**Property Type:**
Agent Comments

**Indicative Selling Price**
$650,000
**Median Unit Price**
Year ending March 2026: $700,000

## Comparable Properties




**8/83 Nell St GREENSBOROUGH 3088 (REI/VG)**

2 | 1 | 2

**Price:** $675,000
**Method:** Private Sale
**Date:** 26/03/2026
**Rooms:** 3
**Property Type:** Unit

Agent Comments




**4/53-57 Devonshire Rd WATSONIA 3087 (REI)**

2 | 1 | 1

**Price:** $610,000
**Method:** Private Sale
**Date:** 05/03/2026
**Rooms:** 4
**Property Type:** Unit

Agent Comments



**2/158 Watsonia Rd WATSONIA 3087 (REI/VG)**

3 | 1 | 1

**Price:** $680,000
**Method:** Private Sale
**Date:** 21/12/2025
**Property Type:** Unit
**Land Size:** 271 sqm approx

Agent Comments



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