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	2/8 Lambourn Road, Watsonia Vic 3087

Indicative selling price

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

Range between $700,000 & $770,000

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	2/552 Morwell Av BUNDOORA 3083	$715,000	01/05/2026
2	2/11 Richards Av WATSONIA 3087	$755,000	17/03/2026
3	4/151 Greensborough Rd MACLEOD 3085	$792,550	24/12/2025

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: 18/05/2026 09:05

2/8 Lambourn Road, Watsonia Vic 3087

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Property Type:
Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending March 2026: $700,000

Comparable Properties



2/552 Morwell Av BUNDOORA 3083 (REI)

3 2 2

Price: $715,000
Method: Private Sale
Date: 01/05/2026
Property Type: Townhouse (Single)

Agent Comments



2/11 Richards Av WATSONIA 3087 (REI)

3 1 1

Price: $755,000
Method: Private Sale
Date: 17/03/2026
Rooms: 4
Property Type: Unit

Agent Comments



4/151 Greensborough Rd MACLEOD 3085 (REI/VG)

3 2 2

Price: $792,550
Method: Private Sale
Date: 24/12/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 94321444

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