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	21 Manfred Street, Watsonia Vic 3087

Indicative selling price

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

Range between $750,000 & $790,000

Median sale price

Median price $972,500 Property Type House 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	12 Glen Valley Ct GREENSBOROUGH 3088	$800,000	14/05/2026
2	12 Shaylor Ct GREENSBOROUGH 3088	$800,000	23/03/2026
3	113 Nepean St GREENSBOROUGH 3088	$790,000	29/01/2026

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: 19/05/2026 10:58

21 Manfred Street, Watsonia Vic 3087

JellisCraig

Daniel Cobern
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3 1 2

Property Type: House
Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $790,000
Median House Price
Year ending March 2026: $972,500

Comparable Properties



12 Glen Valley Ct GREENSBOROUGH 3088 (REI)

3 1 2

Price: $800,000
Method: Private Sale
Date: 14/05/2026
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

12 Shaylor Ct GREENSBOROUGH 3088 (VG)

3 - -

Price: $800,000
Method: Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

113 Nepean St GREENSBOROUGH 3088 (VG)

3 - -

Price: $790,000
Method: Sale
Date: 29/01/2026
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments

REIV THE DIFFERENCE

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