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	1/22 Nepean Street, Watsonia Vic 3087

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $752,000 Property Type Unit Suburb Watsonia

Period - From 24/06/2025 to 23/06/2026 Source Property Data

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	2/8 Lambourn Rd WATSONIA 3087	$775,000	06/06/2026
2	2/11 Richards Av WATSONIA 3087	$755,000	17/03/2026
3	1/4 Mayling Ct WATSONIA 3087	$780,000	28/02/2026

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: 24/06/2026 12:15

1/22 Nepean Street, Watsonia Vic 3087

JellisCraig

Luke Coventry
03 9432 1444
0411 233 579
lukecoventry@jelliscraig.com.au



3 1

Property Type: House (Res)
Land Size: 357 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
24/06/2025 - 23/06/2026: $752,000

Comparable Properties



2/8 Lambourn Rd WATSONIA 3087 (REI)

3 1 1

Price: $775,000
Method: Auction Sale
Date: 06/06/2026
Property Type: Unit

Agent Comments



2/11 Richards Av WATSONIA 3087 (REI/VG)

3 1 1

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

Agent Comments



1/4 Mayling Ct WATSONIA 3087 (REI/VG)

3 1 2

Price: $780,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 333 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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