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	11 Bungay Street, Watsonia Vic 3087

Indicative selling price

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

Single price $999,000

Median sale price

Median price $1,022,500 Property Type House Suburb Watsonia

Period - From 01/07/2025 to 30/06/2026 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	36 Princes St WATSONIA 3087	$1,060,000	01/08/2026
2	6 Gleeson Dr BUNDOORA 3083	$1,050,000	15/06/2026
3	15 Loyola Ct WATSONIA 3087	$1,053,500	28/03/2026

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: 21/08/2026 13:57

11 Bungay Street, Watsonia Vic 3087

JellisCraig

Elliott Taylor
03 9432 1444
0412 658 137
elliotttaylor@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$999,000
Median House Price
Year ending June 2026: $1,022,500

Comparable Properties



36 Princes St WATSONIA 3087 (REI)

3 1 1

Price: $1,060,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House
Land Size: 696 sqm approx

Agent Comments



6 Gleeson Dr BUNDOORA 3083 (REI/VG)

3 2 1

Price: $1,050,000
Method: Private Sale
Date: 15/06/2026
Property Type: House
Land Size: 543 sqm approx

Agent Comments



15 Loyola Ct WATSONIA 3087 (REI/VG)

4 1 2

Price: $1,053,500
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 552 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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