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	1/4 Mckellar Street, Watsonia Vic 3087

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $752,000 Property Type Unit Suburb Watsonia

Period - From 10/08/2025 to 09/08/2026 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	2/60 Warwick Rd GREENSBOROUGH 3088	$700,000	23/06/2026
2	4/15 Ester St GREENSBOROUGH 3088	$680,000	12/05/2026
3			

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: 10/08/2026 16:31

1/4 Mckellar Street, Watsonia Vic 3087

JellisCraig

Dean Wolfe
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0402316333
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2 1 1

Property Type: Townhouse (Single)
Land Size: 144 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
10/08/2025 - 09/08/2026: $752,000

Comparable Properties



2/60 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 23/06/2026
Property Type: Unit

Agent Comments

4/15 Ester St GREENSBOROUGH 3088 (REI/VG)

2 1 1

Price: $680,000
Method: Private Sale
Date: 12/05/2026
Rooms: 3
Property Type: Unit

Agent Comments

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.

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