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	287 Greenwood Drive, Watsonia Vic 3087

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	32 Frensham Rd WATSONIA 3087	$961,000	04/06/2026
2	10 Medbury Av WATSONIA 3087	$1,146,000	02/05/2026
3	27 Meakin St WATSONIA NORTH 3087	$1,041,000	28/04/2026

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: 08/07/2026 11:04

287 Greenwood Drive, Watsonia Vic 3087

JellisCraig

Luke Coventry
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Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2026: $1,022,500



Property Type:
Agent Comments

Comparable Properties



32 Frensham Rd WATSONIA 3087 (REI)

3 | 1 | 1

Price: $961,000
Method: Private Sale
Date: 04/06/2026
Property Type: House
Land Size: 612 sqm approx

Agent Comments



10 Medbury Av WATSONIA 3087 (REI/VG)

4 | 2 | 2

Price: $1,146,000
Method: Auction Sale
Date: 02/05/2026
Rooms: 10
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



27 Meakin St WATSONIA NORTH 3087 (REI/VG)

4 | 2 | 1

Price: $1,041,000
Method: Private Sale
Date: 28/04/2026
Rooms: 9
Property Type: House (Res)
Land Size: 515 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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