

## Property Price Statement

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Date prepared

02/10/2026

#### Property offered for sale

Address  
Including suburb and postcode

2/278 Nell Street West, Watsonia Vic 3087

#### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---------------|---------------|----------------|-----------------|------------------------------|-------------------------|
| Brick         | 3             | 2              | 2               | 128                          | N/A                     |

#### Indicative selling price

For the meaning of indicative selling price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

&

#### Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

#### Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

Property type

Suburb

Period: from

to

Source

#### Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

**Comparable property 1**

|                 |                                |                |                 |                              |                         |
|-----------------|--------------------------------|----------------|-----------------|------------------------------|-------------------------|
| Address         | 1/11 Richards Av WATSONIA 3087 |                |                 |                              |                         |
| Sale price      | \$905,000                      | Date of sale   | 20/06/2026      |                              |                         |
| Key features    |                                |                |                 |                              |                         |
| Building Type   | # of bedrooms                  | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
| Townhouse (Res) | 3                              | 2              | 2               | N/A                          | 293                     |

**Comparable property 2**

|               |                                    |                |                 |                              |                         |
|---------------|------------------------------------|----------------|-----------------|------------------------------|-------------------------|
| Address       | 52 Sainsbury Av GREENSBOROUGH 3088 |                |                 |                              |                         |
| Sale price    | \$950,000                          | Date of sale   | 05/06/2026      |                              |                         |
| Key features  |                                    |                |                 |                              |                         |
| Building Type | # of bedrooms                      | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
| House (Res)   | 3                                  | 2              | 2               | N/A                          | N/A                     |

**Comparable property 3**

|                    |                                 |                |                 |                              |                         |
|--------------------|---------------------------------|----------------|-----------------|------------------------------|-------------------------|
| Address            | 1/101 Yallambie Rd MACLEOD 3085 |                |                 |                              |                         |
| Sale price         | \$925,000                       | Date of sale   | 20/05/2026      |                              |                         |
| Key features       |                                 |                |                 |                              |                         |
| Building Type      | # of bedrooms                   | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
| Townhouse (Single) | 3                               | 2              | 2               | N/A                          | N/A                     |

**Reason there are fewer than three comparable properties**

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

|     |
|-----|
| N/A |
|-----|

**Sale outcome**

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

|            |                      |                         |                      |
|------------|----------------------|-------------------------|----------------------|
| Sale price | <input type="text"/> | Unconditional sale date | <input type="text"/> |
|------------|----------------------|-------------------------|----------------------|

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=6a3fba1c7621c410f4b991dc0ab6c35b>

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**Indicative Selling Price**

\$880,000 - \$950,000

**Median Townhouse Price**

02/10/2025 - 01/10/2026: \$990,000



3 2 2

**Rooms:** 6

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**1/11 Richards Av WATSONIA 3087 (REI)**

**Agent Comments**

3 2 2

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 20/06/2026

**Property Type:** Townhouse (Res)

**Land Size:** 293 sqm approx



**52 Sainsbury Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**

3 2 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 05/06/2026

**Rooms:** 5

**Property Type:** House (Res)



**1/101 Yallambie Rd MACLEOD 3085 (REI)**

**Agent Comments**

3 2 2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 20/05/2026

**Property Type:** Townhouse (Single)

**Account - Jellis Craig** | P: 03 94321444