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	5 Elwers Street, Watsonia North Vic 3087

Indicative selling price

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

Single price $925,000

Median sale price

Median price $970,000 Property Type House Suburb Watsonia North

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 Curtis Av WATSONIA 3087	$950,000	29/08/2026
2	50 Meakin St WATSONIA NORTH 3087	$905,000	20/08/2026
3	23 Gabonia Av WATSONIA 3087	$940,000	19/08/2026

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: 17/09/2026 17:48

5 Elwers Street, Watsonia North Vic 3087

Courtney Fulco
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Property Type:
Agent Comments

Indicative Selling Price
$925,000
Median House Price
Year ending June 2026: $970,000

Comparable Properties



32 Curtis Av WATSONIA 3087 (REI)

3 | 1 | 1

Price: $950,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments



50 Meakin St WATSONIA NORTH 3087 (REI)

3 | 1 | 1

Price: $905,000
Method: Private Sale
Date: 20/08/2026
Property Type: House
Land Size: 534 sqm approx

Agent Comments



23 Gabonia Av WATSONIA 3087 (REI)

3 | 2 | 2

Price: $940,000
Method: Private Sale
Date: 19/08/2026
Rooms: 4
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments

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