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	136 Macorna Street, Watsonia North Vic 3087

Indicative selling price

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

Range between $790,000 & $840,000

Median sale price

Median price $921,000 Property Type House Suburb Watsonia North

Period - From 01/01/2024 to 31/12/2024 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	140 Macorna St WATSONIA NORTH 3087	$870,000	22/02/2025
2	176 Cameron Pde WATSONIA NORTH 3087	$837,000	18/02/2025
3	1/152 Nell St GREENSBOROUGH 3088	$820,000	04/02/2025

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: 13/03/2025 18:41

136 Macorna Street, Watsonia North Vic 3087

John Le Gros
03 9439 1222
0422 608 038
johnlegros@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 531 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $840,000
Median House Price
Year ending December 2024: $921,000

Comparable Properties



140 Macorna St WATSONIA NORTH 3087 (REI)

3 2 2

Price: $870,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments

Two doors up, this property is a similar-sized home but has been more extensively updated and renovated internally.



176 Cameron Pde WATSONIA NORTH 3087 (REI)

4 2 2

Price: $837,000
Method: Private Sale
Date: 18/02/2025
Rooms: 8
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments



1/152 Nell St GREENSBOROUGH 3088 (REI)

3 2 1

Price: $820,000
Method: Private Sale
Date: 04/02/2025
Rooms: 6
Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments

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