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	7 Longmuir Road, Watsonia Vic 3087

Indicative selling price

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

Range between $905,000 & $995,000

Median sale price

Median price $1,055,000 Property Type House Suburb Watsonia

Period - From 01/10/2024 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	8 Regis Ct WATSONIA 3087	$941,000	15/03/2025
2	29 May St MACLEOD 3085	$990,000	04/03/2025
3	17 Crellin Cr WATSONIA 3087	$986,200	14/02/2025

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: 18/03/2025 18:03

7 Longmuir Road, Watsonia Vic 3087

Nelson Alexander



3 2 0

Rooms: 4
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price
$905,000 - $995,000
Median House Price
December quarter 2024: $1,055,000

Comparable Properties



8 Regis Ct WATSONIA 3087 (REI)

3 1 1

Price: $941,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments



29 May St MACLEOD 3085 (REI)

3 2 3

Price: $990,000
Method: Sold Before Auction
Date: 04/03/2025
Property Type: House (Res)
Land Size: 397 sqm approx

Agent Comments

17 Crellin Cr WATSONIA 3087 (REI)

3 1 1

Price: $986,200
Method: Private Sale
Date: 14/02/2025
Property Type: House (Res)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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