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	3 Illoura Street, 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 $955,000 Property Type House Suburb Watsonia

Period - From 22/04/2024 to 21/04/2025 Source Property Data

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	3 Musgrave Wlk YALLAMBIE 3085	$1,155,000	12/04/2025
2	22 Lapstone Cr YALLAMBIE 3085	$1,150,000	21/02/2025
3	11 Binowee Av YALLAMBIE 3085	$1,085,000	03/12/2024

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: 22/04/2025 11:55

3 Illoura Street, Watsonia Vic 3087



5 3 2

Property Type: Land
Land Size: 449 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
22/04/2024 - 21/04/2025: $955,000

Comparable Properties



3 Musgrave Wlk YALLAMBIE 3085 (REI)

4 2 4

Price: $1,155,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

Larger land size



22 Lapstone Cr YALLAMBIE 3085 (REI/VG)

4 2 1

Price: $1,150,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 504 sqm approx

Agent Comments

Slightly larger land, updated home



11 Binowee Av YALLAMBIE 3085 (REI/VG)

5 2 5

Price: $1,085,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 578 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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