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	6 Dallas Crescent, Watsonia North Vic 3087

Indicative selling price

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

Range between $750,000 & $800,000

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	27 Boston Rd BUNDOORA 3083	$780,000	22/03/2025
2	18 Yaltara Av BUNDOORA 3083	$825,000	17/11/2024
3	3 Senior Ct WATSONIA NORTH 3087	$800,000	26/10/2024

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: 27/03/2025 17:24

6 Dallas Crescent, Watsonia North Vic 3087



3 1 1

Rooms: 5
Property Type: House
Land Size: 529 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
Year ending December 2024: $921,000

Comparable Properties



27 Boston Rd BUNDOORA 3083 (REI)

3 1 3

Price: $780,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments



18 Yaltara Av BUNDOORA 3083 (REI/VG)

3 1 2

Price: $825,000
Method: Sold Before Auction
Date: 17/11/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



3 Senior Ct WATSONIA NORTH 3087 (REI/VG)

3 1 1

Price: $800,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 564 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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