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	15 Yerrawa Drive, Watsonia Vic 3087

Indicative selling price

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

Range between $980,000 & $1,060,000

Median sale price

Median price $951,000 Property Type House Suburb Watsonia

Period - From 01/07/2024 to 30/06/2025 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	16 Gilmour Ct GREENSBOROUGH 3088	$1,043,000	26/07/2025
2	18 Bimbadeen Cr YALLAMBIE 3085	$980,000	05/04/2025
3	64 Nepean St WATSONIA 3087	$1,030,000	15/03/2025

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: 19/08/2025 17:09

15 Yerrawa Drive, Watsonia Vic 3087

JellisCraig

Olivia Debono
03 9432 1444
0449 528 100
oliviadebono@jelliscraig.com.au



3 1 2

Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,060,000
Median House Price
Year ending June 2025: $951,000

Comparable Properties



16 Gilmour Ct GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,043,000
Method: Private Sale
Date: 26/07/2025
Property Type: House
Land Size: 541 sqm approx

Agent Comments



18 Bimbadeen Cr YALLAMBIE 3085 (REI/VG)

4 2 3

Price: $980,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: House (Res)
Land Size: 525 sqm approx

Agent Comments



64 Nepean St WATSONIA 3087 (REI/VG)

4 2 -

Price: $1,030,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata .com.au

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