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	2/11 Eden Avenue, Watsonia 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 $820,000 Property Type House Suburb Watsonia

Period - From 01/01/2025 to 31/03/2025 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	1/12 Oban Way MACLEOD 3085	$750,000	01/07/2025
2	1/3 Eden Av WATSONIA 3087	$805,000	20/03/2025
3			

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: 01/07/2025 12:27

2/11 Eden Avenue, Watsonia Vic 3087

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
March quarter 2025: $820,000

Comparable Properties



1/12 Oban Way MACLEOD 3085 (REI)

3 1 2

Price: $750,000
Method: Private Sale
Date: 01/07/2025
Property Type: Unit
Land Size: 267 sqm approx

Agent Comments



1/3 Eden Av WATSONIA 3087 (REI/VG)

3 1 1

Price: $805,000
Method: Private Sale
Date: 20/03/2025
Property Type: Unit
Land Size: 340 sqm approx

Agent Comments

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.

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