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<br>Including suburb and postcode | 45 BUNGAY STREET WATSONIA VIC 3087 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $850,000 | & | $900,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $960,500 | Property type | House | Suburb | Watsonia |
| Period-from | 01 Sep 2024 | to | 31 Aug 2025 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 27 NEPEAN STREET WATSONIA VIC 3087 | $870,000 | 09-Apr-25 |
| 28 MORWELL AVENUE WATSONIA VIC 3087 | $921,000 | 23-Aug-25 |
| | | |

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 6 months.

This Statement of Information was prepared on: 10 September 2025

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**27 NEPEAN STREET WATSONIA VIC 3087**

3 1 1

Sold Price **$870,000** Sold Date **09-Apr-25**

Distance **0.98km**



**28 MORWELL AVENUE WATSONIA VIC 3087**

3 1 5

Sold Price RS **$921,000** Sold Date **23-Aug-25**

Distance **0.3km**

**RS** = Recent sale **UN** = Undisclosed Sale

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