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	48 Sharpes Road, Watsonia North Vic 3087

Indicative selling price

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

Range between $760,000 & $820,000

Median sale price

Median price $884,056 Property Type House Suburb Watsonia North

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	484 Grimshaw St BUNDOORA 3083	$800,000	08/03/2025
2	1386 Plenty Rd BUNDOORA 3083	$800,000	23/06/2025
3	159 Watsonia Rd WATSONIA 3087	$820,000	14/05/2025

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: 04/08/2025 15:39

48 Sharpes Road, Watsonia North Vic 3087

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3 1

Property Type: House

Agent Comments

Indicative Selling Price
$760,000 - $820,000
Median House Price
Year ending June 2025: $884,056

Comparable Properties



484 Grimshaw St BUNDOORA 3083 (REI)

3 1 2

Price: $800,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments



1386 Plenty Rd BUNDOORA 3083 (REI)

3 1 1

Price: $800,000
Method: Sold Before Auction
Date: 23/06/2025
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



159 Watsonia Rd WATSONIA 3087 (REI)

3 1 2

Price: $820,000
Method: Private Sale
Date: 14/05/2025
Rooms: 6
Property Type: House (Res)
Land Size: 543 sqm approx

Agent Comments

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