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 Elwers Street, Watsonia North VIC 3087

Indicative selling price

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

Range between $850,000 & $930,000

Median sale price

Median price $871,556 Property Type House Suburb Watsonia North

Period - From 20/04/2025 to 19/10/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Dallas Crescent Watsonia North VIC	$862,000	17/05/2025
2 Trist Street Watsonia North VIC	$863,500	05/05/2025
48 Meakin Street Watsonia North VIC	$870,000	23/08/2025

This Statement of Information was prepared on: 20/10/2025