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	41 Hakea Street, Watsonia North Vic 3087

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $950,000 Property Type House Suburb Watsonia North

Period - From 01/07/2025 to 30/09/2025 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	45 Princes St WATSONIA 3087	$1,030,000	18/10/2025
2	3 Yatama Ct GREENSBOROUGH 3088	$958,000	26/08/2025
3	37 Byrne Cr WATSONIA NORTH 3087	$1,015,000	26/07/2025

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: 25/10/2025 16:57

41 Hakea Street, Watsonia North Vic 3087

JellisCraig

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
September quarter 2025: $950,000



4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 616 sqm approx

Agent Comments

Comparable Properties



45 Princes St WATSONIA 3087 (REI)

4 2 2

Price: $1,030,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



3 Yatama Ct GREENSBOROUGH 3088 (REI/VG)

4 3 3

Price: $958,000
Method: Private Sale
Date: 26/08/2025
Rooms: 7
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments



37 Byrne Cr WATSONIA NORTH 3087 (REI/VG)

4 2 3

Price: $1,015,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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