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	9 Illoura Street, Watsonia Vic 3087

Indicative selling price

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

Range between $960,000 & $1,030,000

Median sale price

Median price $1,111,000 Property Type House Suburb Watsonia

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	12 Julian Ct BUNDOORA 3083	$968,000	06/11/2025
2	41 Bimbadeen Cr YALLAMBIE 3085	$970,000	05/07/2025
3	2 Mckenzie Ct GREENSBOROUGH 3088	$1,032,000	17/06/2025

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: 12/11/2025 13:46

9 Illoura Street, Watsonia Vic 3087

JellisCraig

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 449 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,030,000
Median House Price
September quarter 2025: $1,111,000

Comparable Properties



12 Julian Ct BUNDOORA 3083 (REI)

4 2 2

Price: $968,000
Method: Private Sale
Date: 06/11/2025
Property Type: House
Land Size: 547 sqm approx

Agent Comments



41 Bimbadeen Cr YALLAMBIE 3085 (REI/VG)

4 2 2

Price: $970,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 898 sqm approx

Agent Comments



2 Mckenzie Ct GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,032,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 545 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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