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	1/39 Grace Street, Watsonia Vic 3087

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $950,000 Property Type House Suburb Watsonia

Period - From 20/11/2024 to 19/11/2025 Source Property Data

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	1/3 Richards Av WATSONIA 3087	$1,150,000	11/10/2025
2	4/11 Lyell Pde GREENSBOROUGH 3088	$1,150,000	24/06/2025
3	1/4 Edward St MACLEOD 3085	$1,110,000	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: 20/11/2025 11:30

1/39 Grace Street, Watsonia Vic 3087

JellisCraig

Elliott Taylor
03 9432 1444
0412 658 137
elliotttaylor@jelliscraig.com.au



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
20/11/2024 - 19/11/2025: $950,000

Comparable Properties

1/3 Richards Av WATSONIA 3087 (REI)

4 3 2

Price: $1,150,000
Method: Sold Before Auction
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments



4/11 Lyell Pde GREENSBOROUGH 3088 (REI/VG)

4 3 2

Price: $1,150,000
Method: Private Sale
Date: 24/06/2025
Property Type: Townhouse (Single)

Agent Comments



1/4 Edward St MACLEOD 3085 (REI/VG)

4 3 2

Price: $1,110,000
Method: Private Sale
Date: 17/06/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 303 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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