

# 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

1/11 Richards Avenue, Watsonia, Vic 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$840,000

&

\$890,000

### Median sale price

Median price

\$760,000

Property type

Unit

Suburb

Watsonia

Period - From

01/05/2025

to

30/04/2026

Source



PropTrack

### 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
3/15 Richards Avenue, Watsonia, VIC 3087	\$840,000	23/12/2025
4/8 Lemon Tree Lane, Greensborough, VIC 3088	\$890,000	05/03/2026
2/6 Edward Street, Macleod, VIC 3085	\$877,500	05/12/2025

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: 22/05/2026