

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

19 Elder 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 \$1,030,000 Property Type House Suburb Watsonia

Period - From 01/10/2025 to 31/12/2025 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	86 Sainsbury Av GREENSBOROUGH 3088	\$1,115,000	07/02/2026
2	32 Nell St GREENSBOROUGH 3088	\$1,110,000	30/01/2026
3	56 Warralong Av GREENSBOROUGH 3088	\$1,100,000	29/10/2025

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:

25/02/2026 11:58

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jellisrcraig.com.au



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2025: \$1,030,000

Comparable Properties

86 Sainsbury Av GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$1,115,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 681 sqm approx



32 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 1

Price: \$1,110,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 768 sqm approx



56 Warralong Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 643 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192