

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

15 Loyola Court, Watsonia Vic 3087

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

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	8 Vilea Ct BUNDOORA 3083	\$1,050,000	25/10/2025
2	45 Princes St WATSONIA 3087	\$1,030,000	18/10/2025
3	11 Eclipse Cr WATSONIA 3087	\$1,111,000	23/08/2025

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:

23/02/2026 09:41

Daniel Cobern
03 9432 1444
0432 501 099

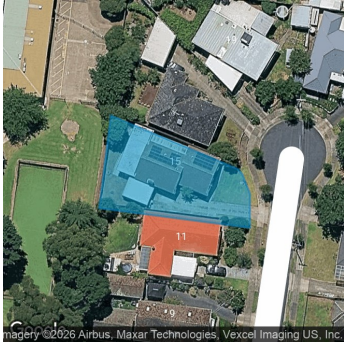
danielcobern@jelliscraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2025: \$1,030,000



Property Type: House (Res)

Land Size: 554 sqm approx

Agent Comments

Comparable Properties



8 Villea Ct BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 782 sqm approx



45 Princes St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 697 sqm approx



11 Eclipse Cr WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$1,111,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 635 sqm approx

Account - Jellis Craig | P: 03 94321444