

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

231 Nell Street West, Watsonia Vic 3087

Indicative selling price

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

Range between \$875,000 & \$935,000

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	22 Lindsay St MACLEOD 3085	\$935,000	23/12/2025
2	4 Stephanie Ct MACLEOD 3085	\$900,000	19/12/2025
3	16 Coronation Ct BUNDOORA 3083	\$920,000	17/12/2025

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:

11/02/2026 14:25

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



4 2 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$875,000 - \$935,000
Median House Price
December quarter 2025: \$1,030,000

Comparable Properties



22 Lindsay St MACLEOD 3085 (REI)

Agent Comments

4 2 1

Price: \$935,000
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 606 sqm approx



4 Stephanie Ct MACLEOD 3085 (REI/VG)

Agent Comments

3 2 1

Price: \$900,000
Method: Private Sale
Date: 19/12/2025
Rooms: 4
Property Type: House (Res)
Land Size: 535 sqm approx



16 Coronation Ct BUNDOORA 3083 (REI)

Agent Comments

4 1 2

Price: \$920,000
Method: Auction Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 567 sqm approx

Account - Jellis Craig | P: 03 94321444