

# 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

10 Gundry Grove, Watsonia North 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 \$1,080,000 & \$1,180,000

### Median sale price

Median price \$1,010,000 Property Type House Suburb Watsonia North

Period - From 01/01/2026 to 31/03/2026 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	4 Longfield Ct WATSONIA NORTH 3087	\$1,060,000	28/03/2026
2	19 Norman Av WATSONIA NORTH 3087	\$1,225,000	21/03/2026
3	48 Edmund Rice Pde WATSONIA NORTH 3087	\$1,170,000	22/11/2025

**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:

21/04/2026 10:12



4   
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**Property Type:** House  
**Land Size:** 640 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,080,000 - \$1,180,000  
**Median House Price**  
 March quarter 2026: \$1,010,000

## Comparable Properties



4 Longfield Ct WATSONIA NORTH 3087 (REI)

Agent Comments

4   
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**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 674 sqm approx



19 Norman Av WATSONIA NORTH 3087 (REI)

Agent Comments

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**Price:** \$1,225,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx



48 Edmund Rice Pde WATSONIA NORTH 3087 (REI/VG)

Agent Comments

4   
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**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 771 sqm approx

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