

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 32 Macorna Street, Watsonia North Vic 3087

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$968,000 Property Type House Suburb Watsonia North

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	30 Grant St WATSONIA NORTH 3087	\$825,000	07/11/2025
2	170 Cameron Pde WATSONIA NORTH 3087	\$815,000	18/10/2025
3	48 Sharpes Rd WATSONIA NORTH 3087	\$936,000	11/10/2025

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.~~

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Indicative Selling Price

\$820,000 - \$900,000

Median House Price

December quarter 2025: \$968,000



 3  1  3

Property Type: House (Res)

Land Size: 588 sqm approx

Agent Comments

Comparable Properties



30 Grant St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  1  3

Price: \$825,000

Method: Sold Before Auction

Date: 07/11/2025

Property Type: House (Res)

Land Size: 577 sqm approx



170 Cameron Pde WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  1  1

Price: \$815,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 655 sqm approx



48 Sharpes Rd WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  1  1

Price: \$936,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 545 sqm approx

Account - Jellis Craig | P: 03 94321444