

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

30 Kenmare St, Watsonia, 44& 46 Lambourn St, Watsonia Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class	Single price		Lower price		Higher price
House					
30 Kenmare St, Watsonia	\$1,350,000	Or range between		&	
46 Lambourn Road, Watsonia	\$1,250,000	Or range between		&	
44 Lambourn Road, Watsonia	\$1,000,000	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$1,030,000

Suburb Watsonia

Period - From 01/01/2025

to 31/12/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

4 bedroom house

	Address of comparable unit	Price	Date of sale
30 Kenmare St, Watsonia	1/39 Grace St WATSONIA 3087	\$1,203,000	13/12/2025
	28 Stewart Tce MACLEOD 3085	\$1,240,000	25/10/2025
	3/25 Strathallan Rd MACLEOD 3085	\$1,260,000	15/09/2025

Unit type or class

3 bedroom house

	Address of comparable unit	Price	Date of sale
46 Lambourn Road, Watsonia	1/8 Dunvegan Cr MACLEOD 3085	\$1,101,000	02/12/2025
	1/3 Richards Av WATSONIA 3087	\$1,150,000	11/10/2025
	1/39 Grace St WATSONIA 3087	\$1,203,000	13/12/2025

Unit type or class

2 bedroom house

	Address of comparable unit	Price	Date of sale
44 Lambourn Road, Watsonia	1/8 Lyell Pde GREENSBOROUGH 3088	\$980,000	03/02/2026
	41 Stewart Tce MACLEOD 3085	\$990,000	18/09/2025
	3/3 Richards Av WATSONIA 3087	\$1,000,000	10/12/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

23/02/2026 16:14