

# 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

6 Yerrawa Drive, Watsonia 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 \$950,000 & \$1,020,000

### 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	3 Yilleen CI YALLAMBIE 3085	\$997,500	07/02/2026
2	12 Pavey Ct MACLEOD 3085	\$1,016,000	01/11/2025
3	21 Orana Dr WATSONIA 3087	\$975,000	04/10/2025

**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.~~

This Statement of Information was prepared on:

12/02/2026 16:14

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**Indicative Selling Price**

\$950,000 - \$1,020,000

**Median House Price**

December quarter 2025: \$1,030,000



3   1   2

**Property Type:** House

**Land Size:** 556 sqm approx

Agent Comments

## Comparable Properties

3 Yilleen Ct YALLAMBIE 3085 (REI)

Agent Comments

3   1   1

**Price:** \$997,500

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



12 Pavey Ct MACLEOD 3085 (REI/VG)

Agent Comments

3   1   2

**Price:** \$1,016,000

**Method:** Private Sale

**Date:** 01/11/2025

**Property Type:** House

**Land Size:** 534 sqm approx



21 Orana Dr WATSONIA 3087 (REI/VG)

Agent Comments

3   1   1

**Price:** \$975,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)

**Land Size:** 557 sqm approx

Account - Jellis Craig | P: 03 94321444