

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

42 Hakea Street, Watsonia North Vic 3087

Indicative selling price

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

Range between

\$870,000

&

\$930,000

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	12 Ridge Rd GREENSBOROUGH 3088	\$920,000	21/02/2026
2	5 Michelle Av WATSONIA NORTH 3087	\$910,000	22/12/2025
3	8 Busst Dr WATSONIA NORTH 3087	\$930,000	13/12/2025

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:

26/02/2026 13:02



3 2 2

Property Type: House
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$930,000
Median House Price
December quarter 2025: \$968,000

Comparable Properties



12 Ridge Rd GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

3 2 2

Price: \$920,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 804 sqm approx



5 Michelle Av WATSONIA NORTH 3087 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$910,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 580 sqm approx



8 Busst Dr WATSONIA NORTH 3087 (REI)

[Agent Comments](#)

3 2 2

Price: \$930,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 559 sqm approx

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