

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 e.g. One bedroom units	Single price		Lower price	&	Higher price
30 Kenmare St, Watsonia		Or range between	\$1,300,000	&	\$1,350,000
46 Lambourn Road, Watsonia		Or range between	\$1,150,000	&	\$1,200,000
44 Lambourn Road, Watsonia		Or range between	\$900,000	&	\$950,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$724,500

Suburb Watsonia

Period - From 27/04/2025

to

27/04/2026

Source

Property Data

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
	30 Stewart Tce MACLEOD 3085	\$1,220,000	24/02/2026
	2/76 Somers Av MACLEOD 3085	\$1,233,000	11/04/2026

type or class

3 bedroom house

	Address of comparable unit	Price	Date of sale
46 Lambourn Rd, Watsonia	1/8 Dunvegan Cr MACLEOD 3085	\$1,101,000	02/12/2025
	1/39 Grace St WATSONIA 3087	\$1,203,000	13/12/2025
	30 Stewart Tce MACLEOD 3085	\$1,220,000	24/02/2026

Unit type or class

2 bedroom house

	Address of comparable unit	Price	Date of sale
44 Lambourn Rd, Watsonia	4/8 Lemon Tree La GREENSBOROUGH 3088	\$890,000	05/03/2026
	2/70 Noorong Av BUNDOORA 3083	\$904,000	07/03/2026
	1/8 Lyell Pde GREENSBOROUGH 3088	\$980,000	03/02/2026

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:

27/04/2026 15:35