

# 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 Street, Watsonia, 46 Lambourn St, Watsonia Vic 3087

### Indicative selling price

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

House	Single price		Lower price		Higher price
30 Kenmare St, Watsonia		Or range between	\$1,250,000	&	\$1,290,000
46 Lambourn Road, Watsonia		Or range between	\$1,150,000	&	\$1,200,000
		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	<b>\$951,500</b>	Suburb	Watsonia
Period - From	01/04/2025	to	31/03/2026
		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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
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

**Unit type or class**

3 bedroom house

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
46 Lambourn Road, 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**

e.g. One bedroom  
units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**Unit type or class**

e.g. One bedroom  
units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**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:

26/05/2026 13:56
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