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	26 Walker Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,560,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2022 to 31/12/2022 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	22 Cheviot Rd MOUNT WAVERLEY 3149	$1,580,000	03/03/2023
2	3 Joy St MOUNT WAVERLEY 3149	$1,540,000	10/12/2022
3	125 Marianne Way MOUNT WAVERLEY 3149	$1,520,000	18/03/2023

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: 13/04/2023 17:11

26 Walker Road, Mount Waverley Vic 3149



3 2 0

Rooms: 8
Property Type: House
Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending December 2022: $1,560,000

Comparable Properties



22 Cheviot Rd MOUNT WAVERLEY 3149 (REI)

4 2 4

Agent Comments

Price: $1,580,000
Method: Private Sale
Date: 03/03/2023
Property Type: House (Res)
Land Size: 768 sqm approx



3 Joy St MOUNT WAVERLEY 3149 (VG)

4 - -

Agent Comments

Price: $1,540,000
Method: Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 733 sqm approx



125 Marianne Way MOUNT WAVERLEY 3149 (REI)

4 4 2

Agent Comments

Price: $1,520,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 653 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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