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: 38 Windsor Avenue, Mount Waverley Vic 3149

## Indicative selling price

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

Range between: $1,950,000 & $2,100,000

## Median sale price

Median price: $1,631,000 Property Type: House Suburb: Mount Waverley

Period - From: 01/04/2024 to: 31/03/2025 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 | 16 Regent St MOUNT WAVERLEY 3149 | $2,250,000 | 22/04/2025 |
| 2 | 14 Birralee St MOUNT WAVERLEY 3149 | $2,180,000 | 29/03/2025 |
| 3 | | | |

**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: 02/06/2025 13:39

# 38 Windsor Avenue, Mount Waverley Vic 3149

Steven Zervas
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4 2 2

**Property Type:** House
**Land Size:** 727 sqm approx

Agent Comments

**Indicative Selling Price**
$1,950,000 - $2,100,000
**Median House Price**
Year ending March 2025: $1,631,000

## Comparable Properties



**16 Regent St MOUNT WAVERLEY 3149 (REI)**

5 3 2

**Price:** $2,250,000
**Method:** Private Sale
**Date:** 22/04/2025
**Property Type:** House
**Land Size:** 838 sqm approx

Agent Comments



**14 Birralee St MOUNT WAVERLEY 3149 (REI/VG)**

4 2 2

**Price:** $2,180,000
**Method:** Auction Sale
**Date:** 29/03/2025
**Property Type:** House (Res)
**Land Size:** 715 sqm approx

Agent Comments

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.

**Account** - Heavyside

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