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 Bennett Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,665,000 Property Type House Suburb Mount Waverley

Period - From 15/10/2024 to 14/10/2025 Source Property Data

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	37 Cratloe Rd MOUNT WAVERLEY 3149	$1,645,000	04/10/2025
2	517 High Street Rd MOUNT WAVERLEY 3149	$1,650,000	30/07/2025
3	5 Debbie St MOUNT WAVERLEY 3149	$1,601,000	19/07/2025

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: 15/10/2025 14:48

38 Bennett Avenue, Mount Waverley Vic 3149

JellisCraig

Alaine Fourie
8849 8088
0411 513 013
alainefourie@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 741sqm sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
15/10/2024 - 14/10/2025: $1,665,000

Comparable Properties



37 Cratloe Rd MOUNT WAVERLEY 3149 (REI)

3 1 1

Price: $1,645,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 820 sqm approx

Agent Comments



517 High Street Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,650,000
Method: Private Sale
Date: 30/07/2025
Property Type: House
Land Size: 765 sqm approx

Agent Comments



5 Debbie St MOUNT WAVERLEY 3149 (REI)

4 1 2

Price: $1,601,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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