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	48 Leeds Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,650,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2024 to 31/12/2024 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	27 Leonard St BURWOOD 3125	$1,315,000	30/12/2024
2	30 Outlook Rd MOUNT WAVERLEY 3149	$1,250,000	18/11/2024
3	9 Derham St MOUNT WAVERLEY 3149	$1,472,500	09/11/2024

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: 20/01/2025 12:27

48 Leeds Road, Mount Waverley Vic 3149



4 2 2

Rooms: 7
Property Type: House
Land Size: 755 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
December quarter 2024: $1,650,000

Comparable Properties



27 Leonard St BURWOOD 3125 (REI)

3 1 2

Price: $1,315,000
Method: Private Sale
Date: 30/12/2024
Property Type: House
Land Size: 611 sqm approx

Agent Comments



30 Outlook Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,250,000
Method: Sold Before Auction
Date: 18/11/2024
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments



9 Derham St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,472,500
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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