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	14 Sim Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,480,000 & $1,550,000

Median sale price

Median price $1,647,500 Property Type House Suburb Mount Waverley

Period - From 12/05/2025 to 11/05/2026 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	32 Pamay Rd MOUNT WAVERLEY 3149	$1,571,000	09/05/2026
2	22 Lewis St MOUNT WAVERLEY 3149	$1,540,000	01/04/2026
3	4 Hovea Ct MOUNT WAVERLEY 3149	$1,560,000	03/03/2026

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: 12/05/2026 22:59

14 Sim Street, Mount Waverley Vic 3149

Rebecca Ma
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0416396888
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4 2 2

Property Type: House
Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,550,000
Median House Price
12/05/2025 - 11/05/2026: $1,647,500

Comparable Properties



32 Pamay Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,571,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments



22 Lewis St MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,540,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 654 sqm approx

Agent Comments



4 Hovea Ct MOUNT WAVERLEY 3149 (REI/VG)

3 2 4

Price: $1,560,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 862 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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