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	33 Bengal Crescent, Mount Waverley VIC 3149

Indicative selling price

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

Single price $1,299,000

Median sale price

Median price $1,612,500 Property Type House Suburb Mount Waverley

Period - From 05/03/2026 to 04/09/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
27 Stocks Road Mount Waverley VIC 3149	$1,320,000	17/07/2026
10 Darbyshire Road Mount Waverley VIC 3149	$1,250,000	09/05/2026
32 Beddows Street Burwood VIC 3125	$1,155,000	11/07/2026

This Statement of Information was prepared on: 05/09/2026