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	2/26 winbourne 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 $1,176,250 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2024 to 30/06/2024 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	2/190 Lawrence Rd MOUNT WAVERLEY 3149	$1,387,000	10/08/2024
2	2/15 Kemp Av MOUNT WAVERLEY 3149	$1,381,000	27/05/2024
3	2/40 Windsor Av MOUNT WAVERLEY 3149	$1,410,000	06/05/2024

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: 19/08/2024 13:23

2/26 winbourne Road, Mount Waverley Vic 3149

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au

3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Unit Price
June quarter 2024: $1,176,250

Comparable Properties



2/190 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,387,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments



2/15 Kemp Av MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,381,000
Method: Sold Before Auction
Date: 27/05/2024
Property Type: Townhouse (Res)
Land Size: 396 sqm approx

Agent Comments



2/40 Windsor Av MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,410,000
Method: Private Sale
Date: 06/05/2024
Property Type: Townhouse (Single)
Land Size: 290 sqm approx

Agent Comments

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