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	1/47 Doynton Parade, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,289,000 Property Type Townhouse Suburb Mount Waverley

Period - From 21/08/2023 to 20/08/2024 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	75a Larch Cr MOUNT WAVERLEY 3149	$1,288,000	10/08/2024
2	27A White St MOUNT WAVERLEY 3149	$1,200,000	22/05/2024
3	3/36 Lee Av MOUNT WAVERLEY 3149	$1,240,000	16/05/2024

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: 21/08/2024 16:08

1/47 Doynton Parade, Mount Waverley Vic 3149

Stan Song
8849 8088
0452 180 920
stansong@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Single)
Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price
21/08/2023 - 20/08/2024: $1,289,000

Comparable Properties



75a Larch Cr MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,288,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)
Land Size: 297 sqm approx

Agent Comments



27A White St MOUNT WAVERLEY 3149 (REI)

3 2 1

Price: $1,200,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: Townhouse (Res)
Land Size: 302 sqm approx

Agent Comments



3/36 Lee Av MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,240,000
Method: Sold Before Auction
Date: 16/05/2024
Property Type: Townhouse (Res)

Agent Comments

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