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	5 Jubilee Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $3,500,000 & $3,800,000

Median sale price

Median price $1,601,500 Property Type House 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	3 Portsmouth St MOUNT WAVERLEY 3149	$3,910,000	20/07/2024
2	2 Nellie Ct MOUNT WAVERLEY 3149	$3,600,000	03/06/2024
3	14 Kiah St GLEN WAVERLEY 3150	$3,780,000	06/04/2024

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 16:56

5 Jubilee Street, Mount Waverley Vic 3149

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5 4 2

Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,800,000
Median House Price
June quarter 2024: $1,601,500

Comparable Properties



3 Portsmouth St MOUNT WAVERLEY 3149 (REI)

5 5 2

Price: $3,910,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 782 sqm approx

Agent Comments



2 Nellie Ct MOUNT WAVERLEY 3149 (REI)

6 4 2

Price: $3,600,000
Method: Sold Before Auction
Date: 03/06/2024
Property Type: House (Res)
Land Size: 893 sqm approx

Agent Comments



14 Kiah St GLEN WAVERLEY 3150 (REI/VG)

5 4 2

Price: $3,780,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

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