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	53 Jubilee Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,615,000 Property Type House Suburb Mount Waverley

Period - From 14/08/2023 to 13/08/2024 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	25 Hilton St MOUNT WAVERLEY 3149	$1,700,888	02/08/2024
2	6 Pascall St MOUNT WAVERLEY 3149	$1,690,500	20/07/2024
3	6 Jubilee St MOUNT WAVERLEY 3149	$1,630,000	12/06/2024

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: 14/08/2024 12:04

53 Jubilee Street, Mount Waverley Vic 3149

Alaine Fourie
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3 1 2

Property Type:
Land Size: 875 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
14/08/2023 - 13/08/2024: $1,615,000

Comparable Properties



25 Hilton St MOUNT WAVERLEY 3149 (REI)

3 2 1

Price: $1,700,888
Method: Private Sale
Date: 02/08/2024
Property Type: House
Land Size: 731.50 sqm approx

Agent Comments

Extra bathroom.



6 Pascall St MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,690,500
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments



6 Jubilee St MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,630,000
Method: Private Sale
Date: 12/06/2024
Property Type: House
Land Size: 752 sqm approx

Agent Comments

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