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	10 Stocks Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,480,000 & $1,580,000

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	258 Highbury Rd MOUNT WAVERLEY 3149	$1,550,000	05/09/2024
2	53 Carrol Gr MOUNT WAVERLEY 3149	$1,545,000	17/08/2024
3	59 Benwerrin Dr BURWOOD EAST 3151	$1,500,000	27/07/2024

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: 11/09/2024 14:44

10 Stocks Road, Mount Waverley Vic 3149

Stephen Huang
8849 8088
0499 088 880
stephenhuang@jelliscraig.com.au



6 3 2

Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,580,000
Median House Price
June quarter 2024: $1,601,500

Comparable Properties



258 Highbury Rd MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,550,000
Method: Private Sale
Date: 05/09/2024
Property Type: House
Land Size: 725 sqm approx

Agent Comments



53 Carrol Gr MOUNT WAVERLEY 3149 (REI)

4 3 -

Price: $1,545,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)

Agent Comments



59 Benwerrin Dr BURWOOD EAST 3151 (REI)

6 3 -

Price: $1,500,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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