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	1/318 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,250,000 & $1,320,000

Median sale price

Median price $1,292,500 Property Type Townhouse Suburb Mount Waverley

Period - From 23/09/2023 to 22/09/2024 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	1/101 Therese Av MOUNT WAVERLEY 3149	$1,380,000	01/06/2024
2	1/24 Rhonda St MOUNT WAVERLEY 3149	$1,330,000	04/05/2024
3	276c Waverley Rd MOUNT WAVERLEY 3149	$1,285,000	20/04/2024

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: 23/09/2024 17:30

1/318 Waverley Road, Mount Waverley Vic 3149

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



4 3 2

Property Type: Townhouse (Res)
Land Size: 331 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,320,000
Median Townhouse Price
23/09/2023 - 22/09/2024: $1,292,500

Comparable Properties



1/101 Therese Av MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,380,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)

Agent Comments



1/24 Rhonda St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,330,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)
Land Size: 350 sqm approx

Agent Comments



276c Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,285,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Townhouse (Res)

Agent Comments

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