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 St Albans Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

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

Period - From 18/09/2023 to 17/09/2024 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	5 Beverley Gr MOUNT WAVERLEY 3149	$1,800,000	12/09/2024
2	8 St Johns Wood Rd MOUNT WAVERLEY 3149	$1,818,000	25/07/2024
3	3 Waimarie Dr MOUNT WAVERLEY 3149	$1,898,888	21/07/2024

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: 18/09/2024 11:23

1 St Albans Street, Mount Waverley Vic 3149

Alaine Fourie
8849 8088
0411 513 013
alainefourie@jelliscraig.com.au



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 816 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
18/09/2023 - 17/09/2024: $1,615,000

Comparable Properties



5 Beverley Gr MOUNT WAVERLEY 3149 (REI)

3 1 1

Agent Comments

Price: $1,800,000
Method: Private Sale
Date: 12/09/2024
Property Type: House
Land Size: 736 sqm approx



8 St Johns Wood Rd MOUNT WAVERLEY 3149 (REI)

4 3 -

Agent Comments

Price: $1,818,000
Method: Private Sale
Date: 25/07/2024
Property Type: House (Res)



3 Waimarie Dr MOUNT WAVERLEY 3149 (REI)

5 3 2

Agent Comments

Price: $1,898,888
Method: Private Sale
Date: 21/07/2024
Property Type: House (Res)
Land Size: 878 sqm approx

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