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	7 Glendowan Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,650,000 & $1,700,000

Median sale price

Median price $1,650,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2024 to 31/12/2024 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	10 French St MOUNT WAVERLEY 3149	$1,575,000	02/12/2024
2	3 Bicton St MOUNT WAVERLEY 3149	$1,570,000	10/11/2024
3	47 Sunhill Rd MOUNT WAVERLEY 3149	$1,626,000	09/11/2024

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: 20/01/2025 17:36

7 Glendowan Road, Mount Waverley Vic 3149

Stephen Huang
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5 2 2

Property Type: House
Land Size: 846 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,700,000
Median House Price
December quarter 2024: $1,650,000

Comparable Properties



10 French St MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,575,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 767 sqm approx

Agent Comments



3 Bicton St MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,570,000
Method: Auction Sale
Date: 10/11/2024
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments



47 Sunhill Rd MOUNT WAVERLEY 3149 (REI)

4 2 1

Price: $1,626,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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