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 Maple Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,850,000 & $1,990,000

Median sale price

Median price $1,628,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2023 to 30/09/2024 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	18 Huntingtower Cr MOUNT WAVERLEY 3149	$1,910,000	05/10/2024
2	6 Sesame St MOUNT WAVERLEY 3149	$1,970,000	17/08/2024
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: 17/10/2024 09:50

7 Maple Street, Mount Waverley Vic 3149

Di Goldsmith
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5 3 2

Property Type: House
Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,990,000
Median House Price
Year ending September 2024: $1,628,000

Comparable Properties



18 Huntingtower Cr MOUNT WAVERLEY 3149 (REI)

5 3 2

Price: $1,910,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)

Agent Comments



6 Sesame St MOUNT WAVERLEY 3149 (REI)

6 3 2

Price: $1,970,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



3 Waimarie Dr MOUNT WAVERLEY 3149 (REI)

5 3 2

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

Agent Comments

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