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	44 Walker Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,450,000 & $1,550,000

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	29 Fairview Rd MOUNT WAVERLEY 3149	$1,501,000	15/06/2024
2	26 Bellevue Av BURWOOD EAST 3151	$1,450,000	15/06/2024
3	25 Essex Rd MOUNT WAVERLEY 3149	$1,495,000	31/05/2024

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 12:30

44 Walker Road, Mount Waverley Vic 3149

Stephen Huang
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3 1 1

Property Type: House
Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
June quarter 2024: $1,601,500

Comparable Properties



29 Fairview Rd MOUNT WAVERLEY 3149 (REI/VG)

3 1 1

Price: $1,501,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments



26 Bellevue Av BURWOOD EAST 3151 (VG)

3 - -

Price: $1,450,000
Method: Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



25 Essex Rd MOUNT WAVERLEY 3149 (REI/VG)

3 1 1

Price: $1,495,000
Method: Sold Before Auction
Date: 31/05/2024
Property Type: House (Res)
Land Size: 729 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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