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	10 Adelaide Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,900,000 & $2,050,000

Median sale price

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

Period - From 25/09/2023 to 24/09/2024 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	14 Sunhill Rd MOUNT WAVERLEY 3149	$1,918,000	10/08/2024
2	10 Oakern St MOUNT WAVERLEY 3149	$1,950,000	27/04/2024
3	14 Kippax Ct MOUNT WAVERLEY 3149	$1,980,000	13/04/2024

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: 25/09/2024 11:50

10 Adelaide Avenue, 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: 966 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,050,000
Median House Price
25/09/2023 - 24/09/2024: $1,615,000

Comparable Properties



14 Sunhill Rd MOUNT WAVERLEY 3149 (REI)

4 4 -

Price: $1,918,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)

Agent Comments

Sunhill rd has extra two bathrooms however the shape of land is irregular and smaller.



10 Oakern St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,950,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

Fully renovated property however not in as good position as Adelaide st and smaller land as well.



14 Kippax Ct MOUNT WAVERLEY 3149 (REI/VG)

5 2 4

Price: $1,980,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

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