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	21 Bennett Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $2,450,000 & $2,550,000

Median sale price

Median price $1,672,500 Property Type House Suburb Mount Waverley

Period - From 01/07/2024 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	308 Canterbury Rd FOREST HILL 3131	$2,530,000	10/11/2024
2	7 Howell Dr MOUNT WAVERLEY 3149	$2,450,000	21/09/2024
3	67 Nottingham St GLEN WAVERLEY 3150	$2,508,888	09/06/2024

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: 25/11/2024 11:59

21 Bennett Avenue, Mount Waverley Vic 3149

Stephen Huang
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5 2 2

Property Type: House
Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000 - $2,550,000
Median House Price
September quarter 2024: $1,672,500

Comparable Properties



308 Canterbury Rd FOREST HILL 3131 (REI)

5 4 2

Price: $2,530,000
Method: Auction Sale
Date: 10/11/2024
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



7 Howell Dr MOUNT WAVERLEY 3149 (REI)

5 2 2

Price: $2,450,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



67 Nottingham St GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Price: $2,508,888
Method: Private Sale
Date: 09/06/2024
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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