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 Baxter Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,550,000 & $1,650,000

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	9 Penleigh Ct MOUNT WAVERLEY 3149	$1,632,500	19/10/2024
2	10 Stocks Rd MOUNT WAVERLEY 3149	$1,690,000	12/10/2024
3	258 Highbury Rd MOUNT WAVERLEY 3149	$1,550,000	05/09/2024

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: 24/10/2024 16:30

10 Baxter Court, Mount Waverley Vic 3149

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
September quarter 2024: $1,672,500

Comparable Properties



9 Penleigh Ct MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,632,500
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments



10 Stocks Rd MOUNT WAVERLEY 3149 (REI)

6 3 2

Price: $1,690,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



258 Highbury Rd MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,550,000
Method: Private Sale
Date: 05/09/2024
Property Type: House
Land Size: 725 sqm approx

Agent Comments

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