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	1/52 Virginia Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,480,000 & $1,580,000

Median sale price

Median price $1,145,000 Property Type Unit 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	4 St Albans St MOUNT WAVERLEY 3149	$1,460,000	17/10/2024
2	2/43 Kemp Av MOUNT WAVERLEY 3149	$1,505,000	22/09/2024
3	38 Sherwood Rd MOUNT WAVERLEY 3149	$1,560,000	20/07/2024

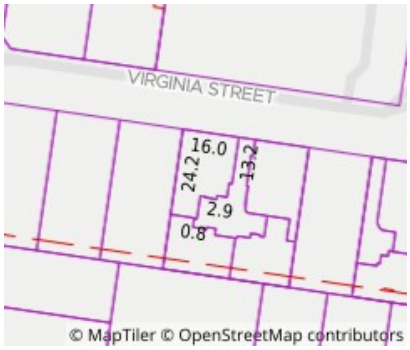
OR

~~**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: 04/12/2024 16:21

1/52 Virginia Street, Mount Waverley Vic 3149

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



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 336 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,580,000
Median Unit Price
September quarter 2024: $1,145,000

Comparable Properties



4 St Albans St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,460,000
Method: Private Sale
Date: 17/10/2024
Property Type: House
Land Size: 404 sqm approx

Agent Comments



2/43 Kemp Av MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,505,000
Method: Auction Sale
Date: 22/09/2024
Property Type: Unit

Agent Comments



38 Sherwood Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,560,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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