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	25 Cinnabar Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,652,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2024 to 31/12/2024 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	13 Pindan Ct MOUNT WAVERLEY 3149	$1,472,816	15/02/2025
2	3/14 Greenwood St BURWOOD 3125	$1,485,000	05/12/2024
3	3 Sunhill Av BURWOOD 3125	$1,520,000	23/11/2024

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: 07/03/2025 14:09

25 Cinnabar Avenue, Mount Waverley Vic 3149

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



4 2 2

Property Type: House
Land Size: 308 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending December 2024: $1,652,000

Comparable Properties



13 Pindan Ct MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,472,816
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments

3/14 Greenwood St BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,485,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: Townhouse (Res)

Agent Comments



3 Sunhill Av BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,520,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)
Land Size: 286 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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