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<br>Including suburb and postcode | 2 Melissa Street, Mount Waverley Vic 3149 |

## Indicative selling price

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

Range between $1,250,000 & $1,350,000

## 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 | 14 Melissa St MOUNT WAVERLEY 3149 | $1,380,000 | 01/03/2025 |
| 2 | 18 Olive Av MOUNT WAVERLEY 3149 | $1,300,000 | 23/11/2024 |
| 3 | 8 Palm Beach Cr MOUNT WAVERLEY 3149 | $1,310,000 | 12/10/2024 |

**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 14:14

# 2 Melissa Street, Mount Waverley Vic 3149

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




3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,250,000 - $1,350,000
**Median House Price**
Year ending December 2024: $1,652,000

## Comparable Properties



**14 Melissa St MOUNT WAVERLEY 3149 (REI)**

3 1 2

**Price:** $1,380,000
**Method:** Auction Sale
**Date:** 01/03/2025
**Property Type:** House (Res)
**Land Size:** 652 sqm approx

Agent Comments



**18 Olive Av MOUNT WAVERLEY 3149 (REI/VG)**

3 1 1

**Price:** $1,300,000
**Method:** Auction Sale
**Date:** 23/11/2024
**Property Type:** House (Res)
**Land Size:** 725 sqm approx

Agent Comments



**8 Palm Beach Cr MOUNT WAVERLEY 3149 (REI/VG)**

3 3 2

**Price:** $1,310,000
**Method:** Auction Sale
**Date:** 12/10/2024
**Property Type:** House (Res)
**Land Size:** 657 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 88498088

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