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	8 Josephine Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,980,000 & $2,080,000

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	294 Lawrence Rd MOUNT WAVERLEY 3149	$1,950,000	10/02/2025
2	6 Wedge Ct GLEN WAVERLEY 3150	$1,968,000	01/11/2024
3	18 Huntingtower Cr MOUNT WAVERLEY 3149	$1,910,000	05/10/2024

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: 26/03/2025 10:25

8 Josephine Avenue, Mount Waverley Vic 3149

Ali Syed
8849 8088
0452 224 448
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5 3 2

Property Type: House
Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price
$1,980,000 - $2,080,000
Median House Price
Year ending December 2024: $1,652,000

Comparable Properties



294 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

5 2 2

Price: $1,950,000
Method: Auction Sale
Date: 10/02/2025
Property Type: House (Res)
Land Size: 862 sqm approx

Agent Comments



6 Wedge Ct GLEN WAVERLEY 3150 (REI/VG)

5 3 2

Price: $1,968,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: House (Res)
Land Size: 875 sqm approx

Agent Comments



18 Huntingtower Cr MOUNT WAVERLEY 3149 (REI/VG)

5 3 2

Price: $1,910,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 463 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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