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	2/16 Baringa Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,090,000 Property Type Unit Suburb Mount Waverley

Period - From 19/02/2024 to 18/02/2025 Source Property Data

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	1/41 Dunscombe Av GLEN WAVERLEY 3150	$1,270,000	20/01/2025
2	2/260 Lawrence Rd MOUNT WAVERLEY 3149	$1,235,000	20/11/2024
3	1/104 Leeds Rd MOUNT WAVERLEY 3149	$1,290,000	16/11/2024

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: 19/02/2025 11:37

2/16 Baringa Street, Mount Waverley Vic 3149

Stephen Huang
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3 2 2

Property Type: Unit
Land Size: 406 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
19/02/2024 - 18/02/2025: $1,090,000

Comparable Properties



1/41 Dunscombe Av GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 20/01/2025
Property Type: Unit

Agent Comments



2/260 Lawrence Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,235,000
Method: Private Sale
Date: 20/11/2024
Property Type: Unit

Agent Comments



1/104 Leeds Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,290,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Unit
Land Size: 332 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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