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	17B Doynton Parade, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,390,000 & $1,490,000

Median sale price

Median price $1,295,000 Property Type Townhouse Suburb Mount Waverley

Period - From 05/03/2024 to 04/03/2025 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	1/14 William St MOUNT WAVERLEY 3149	$1,400,000	22/02/2025
2	13 Pindan Ct MOUNT WAVERLEY 3149	$1,472,816	15/02/2025
3	3/10 Avondale Gr MOUNT WAVERLEY 3149	$1,430,000	19/12/2024

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: 05/03/2025 11:37

17B Doynton Parade, Mount Waverley Vic 3149

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3 3 2

Property Type: Townhouse (Single)
Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price
$1,390,000 - $1,490,000
Median Townhouse Price
05/03/2024 - 04/03/2025: $1,295,000

Comparable Properties



1/14 William St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,400,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)
Land Size: 305 sqm approx

Agent Comments



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



3/10 Avondale Gr MOUNT WAVERLEY 3149 (REI)

4 3 3

Price: $1,430,000
Method: Private Sale
Date: 19/12/2024
Property Type: Townhouse (Single)

Agent Comments

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