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	5 Gowan Road, 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 $1,637,000 Property Type House Suburb Mount Waverley

Period - From 11/03/2024 to 10/03/2025 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	1/25 Rob Roy St GLEN WAVERLEY 3150	$1,340,000	22/02/2025
2	1/22 Marsham Rd MOUNT WAVERLEY 3149	$1,350,000	03/12/2024
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: 11/03/2025 16:24

5 Gowan Road, Mount Waverley Vic 3149

Jared Wei
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3 2 2

Rooms: 5
Property Type: House
Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
11/03/2024 - 10/03/2025: $1,637,000

Comparable Properties



1/25 Rob Roy St GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,340,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit
Land Size: 329 sqm approx

Agent Comments



1/22 Marsham Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,350,000
Method: Private Sale
Date: 03/12/2024
Property Type: Unit
Land Size: 386 sqm approx

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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