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	3/14 Olympian Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,300,000 Property Type Townhouse Suburb Mount Waverley

Period - From 07/02/2024 to 06/02/2025 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	2/43 Stanley Av MOUNT WAVERLEY 3149	$1,050,000	29/01/2025
2	1/77 Atkinson St CHADSTONE 3148	$1,070,000	24/01/2025
3	1/39 Therese Av MOUNT WAVERLEY 3149	$1,090,000	24/11/2024

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: 07/02/2025 11:20

3/14 Olympian Avenue, Mount Waverley Vic 3149

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
07/02/2024 - 06/02/2025: $1,300,000

Comparable Properties



2/43 Stanley Av MOUNT WAVERLEY 3149 (REI)

3 3 2

Price: $1,050,000
Method: Private Sale
Date: 29/01/2025
Property Type: Townhouse (Single)

Agent Comments



1/77 Atkinson St CHADSTONE 3148 (REI)

3 2 2

Price: $1,070,000
Method: Private Sale
Date: 24/01/2025
Property Type: Townhouse (Single)

Agent Comments



1/39 Therese Av MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,090,000
Method: Auction Sale
Date: 24/11/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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