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	34 Sampson Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,630,500 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/03/2025 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	401 Stephensons Rd MOUNT WAVERLEY 3149	$1,005,000	15/02/2025
2	22 Selby St MOUNT WAVERLEY 3149	$1,180,000	27/11/2024
3			

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: 10/04/2025 11:31

34 Sampson Drive, Mount Waverley Vic 3149

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3 2 1

Rooms: 5
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $1,630,500

Comparable Properties



401 Stephensons Rd MOUNT WAVERLEY 3149 (REI/VG)

4 1 2

Agent Comments

Price: $1,005,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 756 sqm approx



22 Selby St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Agent Comments

Price: $1,180,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: House (Res)
Land Size: 732 sqm approx

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.

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