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	51 Smyth Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,320,000 & $1,360,000

Median sale price

Median price $1,631,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2024 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	34 Sampson Dr MOUNT WAVERLEY 3149	$1,284,000	10/05/2025
2	64 Smyth St MOUNT WAVERLEY 3149	$1,340,000	29/03/2025
3	32 Damon Rd MOUNT WAVERLEY 3149	$1,305,000	15/03/2025

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: 19/05/2025 10:17

51 Smyth Street, Mount Waverley Vic 3149

Josh Yu
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4 2 2

Property Type: House
Land Size: 877 sqm approx

Agent Comments

Indicative Selling Price
$1,320,000 - $1,360,000
Median House Price
Year ending March 2025: $1,631,000

Comparable Properties



34 Sampson Dr MOUNT WAVERLEY 3149 (REI)

3 2 1

Price: $1,284,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments



64 Smyth St MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,340,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments



32 Damon Rd MOUNT WAVERLEY 3149 (REI/VG)

3 1 2

Price: $1,305,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 873 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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