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	36 Charles Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	67 Headingley Rd MOUNT WAVERLEY 3149	$1,600,000	08/04/2025
2	4 Lyons St MOUNT WAVERLEY 3149	$1,665,000	05/04/2025
3	56 Howard Av MOUNT WAVERLEY 3149	$1,600,000	22/03/2025

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: 10/04/2025 14:12

36 Charles Street, Mount Waverley Vic 3149

Stephen Huang
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0499 088 880
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3 1 1

Property Type: House
Land Size: 722 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
March quarter 2025: $1,630,500

Comparable Properties



67 Headingley Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,600,000
Method: Private Sale
Date: 08/04/2025
Property Type: House
Land Size: 762 sqm approx

Agent Comments



4 Lyons St MOUNT WAVERLEY 3149 (REI)

3 2 3

Price: $1,665,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments



56 Howard Av MOUNT WAVERLEY 3149 (REI)

4 2 3

Price: $1,600,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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