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	22 Cheviot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,650,000 & $1,750,000

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	14 Farquharson St MOUNT WAVERLEY 3149	$1,688,000	29/03/2025
2	23 Dallas St MOUNT WAVERLEY 3149	$1,660,000	22/03/2025
3	7 Glendowan Rd MOUNT WAVERLEY 3149	$1,731,000	10/02/2025

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: 25/04/2025 08:46

22 Cheviot Road, Mount Waverley Vic 3149

JJ Mei
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4 2 4

Property Type: House
Land Size: 768 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
March quarter 2025: $1,630,500

Comparable Properties



14 Farquharson St MOUNT WAVERLEY 3149 (REI)

5 5 2

Price: $1,688,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 716 sqm approx

Agent Comments



23 Dallas St MOUNT WAVERLEY 3149 (REI)

5 2 2

Price: $1,660,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments



7 Glendowan Rd MOUNT WAVERLEY 3149 (REI/VG)

5 2 2

Price: $1,731,000
Method: Sold Before Auction
Date: 10/02/2025
Property Type: House
Land Size: 846 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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