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	1 Stocks Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,650,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2024 to 31/12/2024 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	18 Olive Av MOUNT WAVERLEY 3149	$1,300,000	23/11/2024
2	27 Raymond St ASHWOOD 3147	$1,350,000	23/11/2024
3	48 Mccubbin St BURWOOD 3125	$1,371,000	21/11/2024

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: 25/02/2025 13:42

1 Stocks Road, Mount Waverley Vic 3149

Lachlan Williams
9722 9755
0414 582 556
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3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
December quarter 2024: $1,650,000

Comparable Properties



18 Olive Av MOUNT WAVERLEY 3149 (REI/VG)

3 1 1

Price: $1,300,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



27 Raymond St ASHWOOD 3147 (REI)

3 2 3

Price: $1,350,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments



48 Mccubbin St BURWOOD 3125 (REI)

3 2 2

Price: $1,371,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 684 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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