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	2 Ormiston Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $3,200,000 & $3,400,000

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	22 Kenilworth Cr GLEN WAVERLEY 3150	$2,800,000	20/03/2025
2	14 Wadham Pde MOUNT WAVERLEY 3149	$3,436,000	09/02/2025
3	149 Lawrence Rd MOUNT WAVERLEY 3149	$2,825,000	18/01/2025

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: 02/05/2025 11:58

2 Ormiston Street, Mount Waverley Vic 3149

Sue Li
8849 8088
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5 4 3

Rooms: 9
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,400,000
Median House Price
March quarter 2025: $1,630,500

Comparable Properties



22 Kenilworth Cr GLEN WAVERLEY 3150 (REI)

5 5 2

Price: $2,800,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



14 Wadham Pde MOUNT WAVERLEY 3149 (REI)

5 4 2

Price: $3,436,000
Method: Private Sale
Date: 09/02/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



149 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

5 4 2

Price: $2,825,000
Method: Private Sale
Date: 18/01/2025
Property Type: House
Land Size: 653 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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