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	33 Kingsley Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,180,000 & $1,280,000

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	553 Stephensons Rd MOUNT WAVERLEY 3149	$1,225,000	31/03/2025
2	22 Olive Av MOUNT WAVERLEY 3149	$1,247,500	28/02/2025
3	395 Blackburn Rd MOUNT WAVERLEY 3149	$1,230,000	09/02/2025

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: 29/04/2025 16:19

33 Kingsley Grove, Mount Waverley Vic 3149

Stan Song
8849 8088
0452 180 920
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3 1 2

Property Type: House
Land Size: 734 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
March quarter 2025: $1,630,500

Comparable Properties

553 Stephensons Rd MOUNT WAVERLEY 3149 (VG)

3 - -

Price: $1,225,000
Method: Sale
Date: 31/03/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



22 Olive Av MOUNT WAVERLEY 3149 (REI)

3 1 1

Price: $1,247,500
Method: Auction Sale
Date: 28/02/2025
Property Type: House (Res)

Agent Comments

land size 726



395 Blackburn Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,230,000
Method: Sold After Auction
Date: 09/02/2025
Property Type: House
Land Size: 674 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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