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	37 Walker Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price: $2,000,000

Median sale price

Median price: $1,631,000 Property Type: House Suburb: Mount Waverley

Period - From: 01/04/2024 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	18 Glendowan Rd MOUNT WAVERLEY 3149	$1,960,000	17/05/2025
2	35 Norray Av MOUNT WAVERLEY 3149	$1,938,000	08/03/2025
3	22 Amber Gr MOUNT WAVERLEY 3149	$1,980,000	09/12/2024

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: 19/05/2025 13:26

37 Walker Road, Mount Waverley Vic 3149

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,000,000
Median House Price
Year ending March 2025: $1,631,000

Comparable Properties



18 Glendowan Rd MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,960,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments



35 Norray Av MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,938,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments



22 Amber Gr MOUNT WAVERLEY 3149 (REI/VG)

4 3 1

Price: $1,980,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 769 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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