

# 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 William Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,900,000 & \$4,100,000

### 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	5 Hakea Ct MOUNT WAVERLEY 3149	\$3,708,000	24/05/2025
2	7 Francis St MOUNT WAVERLEY 3149	\$4,030,000	10/05/2025
3	10 Albert St MOUNT WAVERLEY 3149	\$3,900,000	30/03/2025

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: 06/06/2025 09:42



**Property Type:** House  
**Land Size:** 743 sqm approx  
**Agent Comments**

## Comparable Properties



**5 Hakea Ct MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$3,708,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx



**7 Francis St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$4,030,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** House  
**Land Size:** 754 sqm approx



**10 Albert St MOUNT WAVERLEY 3149 (VG)**

**Agent Comments**



**Price:** \$3,900,000  
**Method:** Sale  
**Date:** 30/03/2025  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx