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	36 Dickson Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,100,000 & $1,210,000

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	23 Garnett St HUNTINGDALE 3166	$1,125,000	30/05/2025
2	25 Surrey Cr OAKLEIGH EAST 3166	$1,170,000	24/05/2025
3	51 Ross St HUNTINGDALE 3166	$1,210,000	29/03/2025

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: 13/06/2025 11:24

36 Dickson Street, Mount Waverley Vic 3149

Alaine Fourie
8849 8088
0411 513 013
alainefourie@jelliscraig.com.au



3 2 2

Rooms: 4
Property Type: House
Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median House Price
Year ending March 2025: $1,631,000

Comparable Properties



23 Garnett St HUNTINGDALE 3166 (REI)

3 1 2

Price: $1,125,000
Method: Private Sale
Date: 30/05/2025
Property Type: House

Agent Comments



25 Surrey Cr OAKLEIGH EAST 3166 (REI)

3 1 1

Price: $1,170,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House

Agent Comments



51 Ross St HUNTINGDALE 3166 (REI)

3 1 1

Price: $1,210,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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