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	10 Charlton Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,900,000 & $2,050,000

Median sale price

Median price $1,662,500 Property Type House Suburb Mount Waverley

Period - From 01/09/2024 to 31/08/2025 Source Property Data

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	32 Leonie Av MOUNT WAVERLEY 3149	$2,080,000	20/08/2025
2	13 Mt Pleasant Dr MOUNT WAVERLEY 3149	$2,000,000	09/08/2025
3	61 Bruce St MOUNT WAVERLEY 3149	$1,975,000	28/07/2025

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: 01/09/2025 10:56

10 Charlton Street, Mount Waverley Vic 3149

Jared Wei
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5 3 3

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,050,000
Median House Price
01/09/2024 - 31/08/2025: $1,662,500

Comparable Properties



32 Leonie Av MOUNT WAVERLEY 3149 (REI)

5 3 3

Price: $2,080,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 737 sqm approx

Agent Comments



13 Mt Pleasant Dr MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $2,000,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House
Land Size: 733 sqm approx

Agent Comments



61 Bruce St MOUNT WAVERLEY 3149 (REI)

5 3 2

Price: $1,975,000
Method: Sold Before Auction
Date: 28/07/2025
Property Type: House
Land Size: 752 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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