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 St Albans Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,850,000 & $2,035,000

Median sale price

Median price $1,652,500 Property Type House Suburb Mount Waverley

Period - From 01/07/2024 to 30/06/2025 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	22 Bizley St MOUNT WAVERLEY 3149	$1,860,000	09/07/2025
2	23 Bennett Av MOUNT WAVERLEY 3149	$1,930,000	20/06/2025
3	37 Walker Rd MOUNT WAVERLEY 3149	$1,980,000	23/05/2025

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: 05/08/2025 19:06

33 St Albans Street, Mount Waverley Vic 3149

JellisCraig

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



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,850,000 - $2,035,000
Median House Price
Year ending June 2025: $1,652,500

Comparable Properties



22 Bizley St MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,860,000
Method: Private Sale
Date: 09/07/2025
Property Type: House (Res)
Land Size: 729 sqm approx

Agent Comments



23 Bennett Av MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,930,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 730 sqm approx

Agent Comments



37 Walker Rd MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,980,000
Method: Private Sale
Date: 23/05/2025
Property Type: House
Land Size: 665 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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