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<br>Including suburb and postcode | 2/19 Albert 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 & $1,150,000

## Median sale price

Median price $1,180,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2025 to 30/09/2025 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 | 1/10 Montgomery Av MOUNT WAVERLEY 3149 | $990,000 | 02/09/2025 |
| 2 | 1/25 Jeffrey St MOUNT WAVERLEY 3149 | $1,030,000 | 30/08/2025 |
| 3 | 1/28 Inverell Av MOUNT WAVERLEY 3149 | $1,100,000 | 30/08/2025 |

**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: 08/10/2025 10:14

# 2/19 Albert Street, Mount Waverley Vic 3149

JellisCraig

Stephen Huang
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stephenhuang@jelliscraig.com.au




3 2 2

**Property Type:** Unit
**Land Size:** 426 sqm approx

Agent Comments

**Indicative Selling Price**
$1,100,000 - $1,150,000
**Median Unit Price**
September quarter 2025: $1,180,000

## Comparable Properties



**1/10 Montgomery Av MOUNT WAVERLEY 3149 (REI)**

3 2 2

**Price:** $990,000
**Method:** Private Sale
**Date:** 02/09/2025
**Property Type:** Unit
**Land Size:** 321 sqm approx

Agent Comments



**1/25 Jeffrey St MOUNT WAVERLEY 3149 (REI)**

3 1 2

**Price:** $1,030,000
**Method:** Auction Sale
**Date:** 30/08/2025
**Rooms:** 7
**Property Type:** Unit
**Land Size:** 363 sqm approx

Agent Comments



**1/28 Inverell Av MOUNT WAVERLEY 3149 (REI)**

3 2 4

**Price:** $1,100,000
**Method:** Auction Sale
**Date:** 30/08/2025
**Property Type:** Unit

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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