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: 1/32 Mount Pleasant Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between: $1,450,000 & $1,500,000

Median sale price

Median price: $1,670,000 Property Type: House Suburb: Mount Waverley

Period - From: 01/10/2024 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	2/13 White St MOUNT WAVERLEY 3149	$1,400,000	09/10/2025
2	1/27 Morshead Av MOUNT WAVERLEY 3149	$1,462,000	27/07/2025
3			

OR

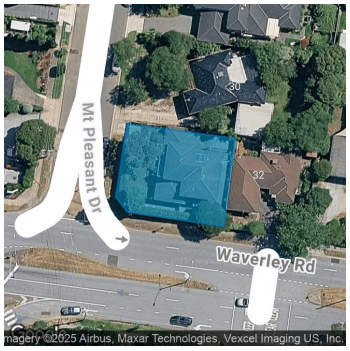
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 18/10/2025 12:19

1/32 Mount Pleasant Drive, Mount Waverley Vic 3149

JellisCraig

Luke Donohoe
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4 3 1

Property Type: House
Land Size: 485 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,500,000
Median House Price
Year ending September 2025: $1,670,000

Comparable Properties



2/13 White St MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,400,000
Method: Private Sale
Date: 09/10/2025
Property Type: Townhouse (Single)

Agent Comments



1/27 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,462,000
Method: Auction Sale
Date: 27/07/2025
Property Type: Townhouse (Res)
Land Size: 297 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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