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 | 49 Oak Hill Road, Mount Waverley Vic 3149 |

## Indicative selling price

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

Range between $1,500,000 & $1,600,000

## 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 | 31 Lynden Gr MOUNT WAVERLEY 3149 | $1,510,000 | 15/10/2025 |
| 2 | 5 Debbie St MOUNT WAVERLEY 3149 | $1,601,000 | 19/07/2025 |
| 3 | 107 Lawrence Rd MOUNT WAVERLEY 3149 | $1,640,000 | 30/04/2025 |

**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: 27/10/2025 15:19

# 49 Oak Hill Road, 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**
$1,500,000 - $1,600,000
**Median House Price**
Year ending September 2025: $1,670,000

## Comparable Properties



**31 Lynden Gr MOUNT WAVERLEY 3149 (REI)**

4 2 4

**Price:** $1,510,000
**Method:** Sold Before Auction
**Date:** 15/10/2025
**Property Type:** House (Res)
**Land Size:** 738 sqm approx

Agent Comments



**5 Debbie St MOUNT WAVERLEY 3149 (REI)**

4 1 2

**Price:** $1,601,000
**Method:** Auction Sale
**Date:** 19/07/2025
**Property Type:** House (Res)
**Land Size:** 657 sqm approx

Agent Comments



**107 Lawrence Rd MOUNT WAVERLEY 3149 (REI/VG)**

4 2 1

**Price:** $1,640,000
**Method:** Private Sale
**Date:** 30/04/2025
**Property Type:** House
**Land Size:** 650 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata.com.au

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