

# 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

1/49 Irving Street, Mount Waverley Vic 3149
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,300,000
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 & 

\$1,400,000
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### Median sale price

Median price 

\$1,245,000
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 Property Type 

Unit
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 Suburb 

Mount Waverley
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Period - From 

01/04/2023
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 to 

30/06/2023
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 Source 

REIV
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### 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	1/59 Park La MOUNT WAVERLEY 3149	\$1,390,000	29/07/2023
2	64 Stocks Rd MOUNT WAVERLEY 3149	\$1,275,000	03/04/2023
3	1/30 Irving St MOUNT WAVERLEY 3149	\$1,270,000	29/04/2023

**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: 

02/08/2023 13:16
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1/49 Irving Street, Mount Waverley Vic 3149

**Jellis  
Craig**

Stephen Huang

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

June quarter 2023: \$1,245,000



 3  2  2

**Property Type:** Unit

**Land Size:** 424 sqm approx

Agent Comments

## Comparable Properties



**1/59 Park La MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)



**64 Stocks Rd MOUNT WAVERLEY 3149 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,275,000

**Method:** Sale

**Date:** 03/04/2023

**Property Type:** House (Res)

**Land Size:** 324 sqm approx



**1/30 Irving St MOUNT WAVERLEY 3149  
(REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** Unit

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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