

# 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

1/68 Stephenson Road, Mount Waverley Vic 3149

### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,110,750 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2023 to 31/03/2024 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	1/518 Highbury Rd GLEN WAVERLEY 3150	\$1,065,000	13/04/2024
2	2/30 Peacock St BURWOOD 3125	\$1,030,000	24/05/2024
3	2/426 Stephenson Rd MOUNT WAVERLEY 3149	\$1,020,000	28/03/2024

**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:

30/05/2024 10:30



3   2   1

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
Year ending March 2024: \$1,110,750

## Comparable Properties



**1/518 Highbury Rd GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,065,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Unit  
**Land Size:** 313 sqm approx



**2/30 Peacock St BURWOOD 3125 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,030,000  
**Method:** Sold Before Auction  
**Date:** 24/05/2024  
**Property Type:** Unit  
**Land Size:** 210 sqm approx



**2/426 Stepsons Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** Unit  
**Land Size:** 311 sqm approx

**Account - Jellis Craig | P: 98305966**