

# 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 Dean Avenue, 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

\$1,600,000

&

\$1,650,000

### Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2024

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	50 Albert St MOUNT WAVERLEY 3149	\$1,657,000	02/03/2024
2	30 Wilga St MOUNT WAVERLEY 3149	\$1,637,000	23/03/2024
3	6 Marianne Way MOUNT WAVERLEY 3149	\$1,538,000	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:

14/06/2024 09:53

1 Dean Avenue, Mount Waverley Vic 3149

**Jellis  
Craig**

Stephen Huang

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**Indicative Selling Price**

\$1,600,000 - \$1,650,000

**Median House Price**

March quarter 2024: \$1,775,000



3 1 0

**Property Type:** House

**Land Size:** 852 sqm approx

Agent Comments

## Comparable Properties



**50 Albert St MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments

3 1 -

**Price:** \$1,657,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**30 Wilga St MOUNT WAVERLEY 3149 (REI)** Agent Comments

3 1 2

**Price:** \$1,637,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 735 sqm approx



**6 Marianne Way MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,538,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** House

**Land Size:** 726 sqm approx

Account - Jellis Craig | P: 03 88498088



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