

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

12 Josephine Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,170,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/01/2025

to

31/12/2025

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	20 Kiers Av MOUNT WAVERLEY 3149	\$1,707,000	09/08/2025
2	22 Bizley St MOUNT WAVERLEY 3149	\$1,860,000	09/07/2025
3	13 Kiers Av MOUNT WAVERLEY 3149	\$1,748,000	28/06/2025

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:

18/01/2026 20:40

12 Josephine Avenue, Mount Waverley Vic 3149

Steven Zervas
0423767621
steven@heavyside.co



 4  2  2

Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median Unit Price
Year ending December 2025: \$1,170,000

Comparable Properties



20 Kiers Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,707,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 728 sqm approx



22 Bizley St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,860,000
Method: Private Sale
Date: 09/07/2025
Property Type: House (Res)
Land Size: 729 sqm approx



13 Kiers Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  1  2

Price: \$1,748,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 797 sqm approx

Account - Heavyside



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