

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

13 Gwynne Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$3,650,000 & \$3,850,000

Median sale price

Median price \$1,652,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2024 to 31/12/2024 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	15 Virginia St MOUNT WAVERLEY 3149	\$3,501,000	29/03/2025
2	34 Cratloe Rd MOUNT WAVERLEY 3149	\$3,650,000	08/03/2025
3	4 Scammell CI MOUNT WAVERLEY 3149	\$3,730,000	21/01/2025

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:

01/04/2025 08:27

13 Gwynne Street, Mount Waverley Vic 3149

Jellis
Craig

Costa Calaitzis
8849 8088
0400 110 489

costacalaitzis@jellisrcraig.com.au

Indicative Selling Price

\$3,650,000 - \$3,850,000

Median House Price

Year ending December 2024: \$1,652,000



5 5 2

Property Type: House

Agent Comments

Comparable Properties

15 Virginia St MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 5 2

Price: \$3,501,000

Method:

Date: 29/03/2025

Property Type: House



34 Cratloe Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$3,650,000

Method: Auction Sale

Date: 08/03/2025

Property Type: House (Res)

Land Size: 725 sqm approx



4 Scammell CI MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 5 2

Price: \$3,730,000

Method: Auction Sale

Date: 21/01/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 88498088



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