

# 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 Kiers 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 \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,631,000

Property Type House

Suburb Mount Waverley

Period - From 01/04/2024

to

31/03/2025

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	44 Pascall St MOUNT WAVERLEY 3149	\$1,555,000	12/04/2025
2	67 Headingley Rd MOUNT WAVERLEY 3149	\$1,600,000	08/04/2025
3	16 Laura Gr MOUNT WAVERLEY 3149	\$1,628,000	01/03/2025

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:

16/05/2025 12:40

13 Kiers Avenue, Mount Waverley Vic 3149

**Jellis  
Craig**

Costa Calaitzis

8849 8088

0400 110 489

costacalaitzis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

Year ending March 2025: \$1,631,000



 3    2    1

**Property Type:** House

Agent Comments

## Comparable Properties



**44 Pascall St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,555,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House

**Land Size:** 646 sqm approx



**67 Headingley Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 08/04/2025

**Property Type:** House (Res)

**Land Size:** 762 sqm approx



**16 Laura Gr MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,628,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

**Account - Jellis Craig** | P: 03 88498088



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