

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

15 Bernard Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$950,000 & \$999,000

Median sale price

Median price \$1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/07/2025 to 30/06/2026 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	1/6 Bales St MOUNT WAVERLEY 3149	\$1,127,000	11/07/2026
2	1/64 Therese Av MOUNT WAVERLEY 3149	\$935,000	09/05/2026
3	2/6 Harry Ct MOUNT WAVERLEY 3149	\$1,006,500	03/05/2026

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:

09/09/2026 17:48



3 2 2

Property Type: House (Res)

Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$999,000

Median House Price

Year ending June 2026: \$1,615,500

Comparable Properties



1/6 Bales St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,127,000

Method: Auction Sale

Date: 11/07/2026

Property Type: Unit

Land Size: 419 sqm approx



1/64 Therese Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 1

Price: \$935,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 380 sqm approx



2/6 Harry Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,006,500

Method: Auction Sale

Date: 03/05/2026

Property Type: Townhouse (Res)

Land Size: 258 sqm approx