

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

17b Windsor Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,301,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

02/06/2024

to

01/06/2025

Source

Property Data

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	1/4 Islay Ct MOUNT WAVERLEY 3149	\$1,341,000	12/04/2025
2	1a Woodstock Rd MOUNT WAVERLEY 3149	\$1,338,000	11/04/2025
3	3/108 High Street Rd ASHWOOD 3147	\$1,310,000	15/03/2025

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:

02/06/2025 13:40



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

1/4 Islay Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,341,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Townhouse (Res)



1a Woodstock Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 1

Price: \$1,338,000

Method: Sold Before Auction

Date: 11/04/2025

Property Type: Townhouse (Single)

Land Size: 308 sqm approx



3/108 High Street Rd ASHWOOD 3147 (REI/VG)

Agent Comments

4 4 2

Price: \$1,310,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 292 sqm approx