

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

20 Dean Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

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	564 Waverley Rd GLEN WAVERLEY 3150	\$1,608,000	16/04/2026
2	12 Josephine Av MOUNT WAVERLEY 3149	\$1,750,000	28/03/2026
3	16 Morshead Av MOUNT WAVERLEY 3149	\$1,675,000	27/03/2026

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:

04/08/2026 21:58



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Property Type: House
Land Size: 716 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending June 2026: \$1,615,500

Comparable Properties



564 Waverley Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 2 2

Price: \$1,608,000
Method: Private Sale
Date: 16/04/2026
Property Type: House (Res)
Land Size: 728 sqm approx



12 Josephine Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 715 sqm approx



16 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 3

Price: \$1,675,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 766 sqm approx