

# 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

218 Stephenson Road, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,775,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2024 to 31/03/2024 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	229 Stephenson Rd MOUNT WAVERLEY 3149	\$1,255,000	01/06/2024
2	27 White St MOUNT WAVERLEY 3149	\$1,680,000	21/05/2024
3	21 Rosaline Av MOUNT WAVERLEY 3149	\$1,700,000	13/04/2024

**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:

06/06/2024 23:58



 3    2    2

**Property Type:** House  
**Land Size:** 696 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
March quarter 2024: \$1,775,000

## Comparable Properties



**229 Stephenson's Rd MOUNT WAVERLEY 3149** Agent Comments (REI)

 4    2    2

**Price:** \$1,255,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 680 sqm approx



**27 White St MOUNT WAVERLEY 3149 (REI)** Agent Comments

 4    3    2

**Price:** \$1,680,000  
**Method:** Sold Before Auction  
**Date:** 21/05/2024  
**Property Type:** House  
**Land Size:** 420 sqm approx



**21 Rosaline Av MOUNT WAVERLEY 3149 (REI)** Agent Comments

 3    2    2

**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx

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