

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

229 Stephenson's Road, Mount Waverley Vic 3149
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Indicative selling price

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

Range between

\$1,380,000

 &

\$1,480,000

Median sale price

Median price

\$1,660,000

 Property Type

House

 Suburb

Mount Waverley

Period - From

01/01/2023

 to

31/12/2023

 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	135 Blackburn Rd MOUNT WAVERLEY 3149	\$1,460,000	20/01/2024
2	213 Waverley Rd MOUNT WAVERLEY 3149	\$1,450,000	08/02/2024
3	15 Midway St MOUNT WAVERLEY 3149	\$1,450,000	12/12/2023

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:

11/04/2024 12:53



Property Type: House

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

Year ending December 2023: \$1,660,000

Comparable Properties



135 Blackburn Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,460,000

Method: Private Sale

Date: 20/01/2024

Property Type: House

Land Size: 976 sqm approx



213 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 08/02/2024

Property Type: House

Land Size: 682 sqm approx



15 Midway St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 672 sqm approx