

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

23 Bruce Street, 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

\$1,580,500

Property Type

House

Suburb

Mount Waverley

Period - From

04/08/2025

to

03/08/2026

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	27 Bruce St MOUNT WAVERLEY 3149	\$1,508,880	01/07/2026
2	9 Meadow Cr MOUNT WAVERLEY 3149	\$1,609,000	30/05/2026
3	11 Francis St MOUNT WAVERLEY 3149	\$1,581,000	28/03/2026

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 12:48



2 1 2

Property Type: House (Res)

Land Size: 710 sqm approx

Agent Comments

Comparable Properties



27 Bruce St MOUNT WAVERLEY 3149 (REI)

Agent Comments

6 2 2

Price: \$1,508,880

Method: Private Sale

Date: 01/07/2026

Property Type: House (Res)

Land Size: 713 sqm approx



9 Meadow Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,609,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 771 sqm approx



11 Francis St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 2

Price: \$1,581,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 754 sqm approx