

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

24a Albert Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2025 to 31/03/2026 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	13a Russell Cr MOUNT WAVERLEY 3149	\$2,000,000	18/03/2026
2			
3			

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.~~

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4 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median House Price
Year ending March 2026: \$1,650,000

Comparable Properties



13a Russell Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Private Sale
Date: 18/03/2026
Property Type: Townhouse (Single)
Land Size: 432 sqm approx

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.