

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

25 Virginia Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2022 to 30/09/2023 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	11 winbourne Rd MOUNT WAVERLEY 3149	\$1,830,000	12/08/2023
2	36 The Highway MOUNT WAVERLEY 3149	\$1,920,000	21/11/2023
3	63 William St MOUNT WAVERLEY 3149	\$1,825,063	08/12/2023

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:

11/01/2024 09:56



Property Type: House

Land Size: 741 sqm approx

Agent Comments

Comparable Properties

11 winbourne Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,830,000

Method:

Date: 12/08/2023

Property Type: House



36 The Highway MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,920,000

Method: Sold Before Auction

Date: 21/11/2023

Property Type: House



63 William St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,825,063

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House (Res)

Land Size: 655 sqm approx