

# 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 26 Dickson Street, 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 \$1,650,000 & \$1,800,000

### 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	10 Oakern St MOUNT WAVERLEY 3149	\$1,950,000	27/04/2024
2	2 Gilbert Ct MOUNT WAVERLEY 3149	\$1,808,888	25/11/2023
3	19 Mayfield Dr MOUNT WAVERLEY 3149	\$1,561,500	04/05/2024

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: 20/05/2024 16:50



**Property Type:** House  
**Land Size:** 711 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,800,000  
**Median House Price**  
March quarter 2024: \$1,775,000

## Comparable Properties



**10 Oakern St MOUNT WAVERLEY 3149 (REI)** **Agent Comments**



**Price:** \$1,950,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



**2 Gilbert Ct MOUNT WAVERLEY 3149 (REI/VG)** **Agent Comments**



**Price:** \$1,808,888  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx



**19 Mayfield Dr MOUNT WAVERLEY 3149 (REI)** **Agent Comments**



**Price:** \$1,561,500  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 1085 sqm approx

**Account - Barry Plant | P: 03 9842 8888**