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	26 Wallabah Street, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000

Median sale price

Median price	\$1,606,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/07/2022	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	3/14 Judith Ct MOUNT WAVERLEY 3149	\$1,010,000	01/04/2023
2	8/27 Finch St NOTTING HILL 3168	\$930,000	19/05/2023
3	2/2 Agnes Ct GLEN WAVERLEY 3150	\$910,000	01/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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> **Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** Year ending June 2023: \$1,606,000



Property Type: Townhouse **Agent Comments**

Comparable Properties



3/14 Judith Ct MOUNT WAVERLEY 3149

(REI/VG)

-3

Price: \$1,010,000 Method: Auction Sale Date: 01/04/2023

Property Type: Townhouse (Single)

Agent Comments



8/27 Finch St NOTTING HILL 3168 (REI)

--3

Price: \$930,000 Method: Private Sale Date: 19/05/2023

Property Type: Townhouse (Single)

Agent Comments



2/2 Agnes Ct GLEN WAVERLEY 3150 (REI/VG) Agent Comments

Price: \$910,000 Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res) Land Size: 205 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





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