

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

27 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

&

\$1,600,000

Median sale price

Median price

\$1,563,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2026

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	11 Francis St MOUNT WAVERLEY 3149	\$1,581,000	28/03/2026
2	3 Seaton Ct MOUNT WAVERLEY 3149	\$1,560,000	15/01/2026
3	13 Bruce St MOUNT WAVERLEY 3149	\$1,665,000	13/12/2025

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:

25/05/2026 11:14



Rooms: 6

Property Type: House

Land Size: 713 sqm approx

Agent Comments

Comparable Properties



11 Francis St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,581,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 754 sqm approx



3 Seaton Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,560,000

Method: Private Sale

Date: 15/01/2026

Property Type: House

Land Size: 801 sqm approx



13 Bruce St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,665,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)