

# 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 30 Doynton Parade, 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 \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2023 to 31/12/2023 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	6 Morrison Ct MOUNT WAVERLEY 3149	\$1,800,000	30/10/2023
2	50 Hilton St MOUNT WAVERLEY 3149	\$1,790,000	11/11/2023
3	36 Doynton Pde MOUNT WAVERLEY 3149	\$1,750,000	18/10/2023

**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: 09/02/2024 14:40



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**Property Type:** House  
**Land Size:** 725 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
Year ending December 2023: \$1,660,000

## Comparable Properties



**6 Morrison Ct MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

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**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** House  
**Land Size:** 889 sqm approx



**50 Hilton St MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

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**Price:** \$1,790,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Land (Res)  
**Land Size:** 811 sqm approx



**36 Doynton Pde MOUNT WAVERLEY 3149 (REI/VG)**   **Agent Comments**

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**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 18/10/2023  
**Property Type:** House  
**Land Size:** 775 sqm approx