

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

40 Bennett Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$3,500,000

&

\$3,850,000

Median sale price

Median price \$1,630,500

Property Type House

Suburb Mount Waverley

Period - From 01/01/2025

to 31/03/2025

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 | 7 Francis St MOUNT WAVERLEY 3149 | \$4,030,000 | 10/05/2025 |
| 2 | 18 Kenilworth Cr GLEN WAVERLEY 3150 | \$3,800,000 | 09/04/2025 |
| 3 | 34 Cratloe Rd MOUNT WAVERLEY 3149 | \$3,650,000 | 08/03/2025 |

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:

29/05/2025 12:19

40 Bennett Avenue, Mount Waverley Vic 3149

**Jellis
Craig**

Jared Wei

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Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

March quarter 2025: \$1,630,500



 5  5  2

Property Type: House (Res)

Land Size: 755 sqm approx

Agent Comments

Comparable Properties



7 Francis St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  5  2

Price: \$4,030,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 754 sqm approx



18 Kenilworth Cr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  2  -

Price: \$3,800,000

Method: Private Sale

Date: 09/04/2025

Rooms: 5

Property Type: House (Res)

Land Size: 652 sqm approx



34 Cratloe Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  2  2

Price: \$3,650,000

Method: Auction Sale

Date: 08/03/2025

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 88498088



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