

## 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

10 BIRDIE STREET MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,390,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,645,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 27 PAMELA STREET MOUNT WAVERLEY VIC 3149  | \$1,450,000 | 28-Oct-23 |
| 2 PAYNES ROAD MOUNT WAVERLEY VIC 3149     | \$1,370,000 | 02-Nov-23 |
| 227 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149 | \$1,390,000 | 13-Apr-24 |

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 6 months.~~

This Statement of Information was prepared on: 20 April 2024



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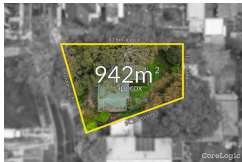


**27 PAMELA STREET MOUNT  
WAVERLEY VIC 3149**

4 2 3

Sold Price **\$1,450,000** Sold Date **28-Oct-23**

Distance **0.8km**



**2 PAYNES ROAD MOUNT  
WAVERLEY VIC 3149**

4 1 2

Sold Price **\$1,370,000** Sold Date **02-Nov-23**

Distance **1.01km**



**227 WAVERLEY ROAD MOUNT  
WAVERLEY VIC 3149**

4 2 2

Sold Price <sup>RS</sup> **\$1,390,000** Sold Date **13-Apr-24**

Distance **1.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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