

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

223 Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,652,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2024 to 31/12/2024 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	224 Stephensons Rd MOUNT WAVERLEY 3149	\$1,690,800	29/11/2024
2	70 Stephensons Rd MOUNT WAVERLEY 3149	\$1,740,000	15/11/2024
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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.

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Property Type: House (Res)

Land Size: 680 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2024: \$1,652,000

Comparable Properties



224 Stephenson's Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  3  3

Price: \$1,690,800

Method: Private Sale

Date: 29/11/2024

Property Type: House

Land Size: 724 sqm approx



70 Stephenson's Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

 4  -  -

Price: \$1,740,000

Method: Sale

Date: 15/11/2024

Property Type: Development Site (Res)

Land Size: 960 sqm approx

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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