

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 BICTON STREET, MOUNT WAVERLEY, VIC 3149

Indicative selling price

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

Single price

or range between

\$3,400,000

&

\$3,600,000

Median sale price

Median price

\$1,661,332

Property Type

House

Suburb

MOUNT WAVERLEY, VIC 3149

Period - From

06/24

to

06/25

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

64 LECHTE ROAD MOUNT WAVERLEY VIC 3149

\$3,201,000

22/06/2024

2 FIR COURT MOUNT WAVERLEY VIC 3149

\$2,950,000

07/09/2024

17 WILLS AVENUE MOUNT WAVERLEY VIC 3149

\$2,986,000

05/10/2024

This Statement of Information was prepared on: 22/02/2025