

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 55 Alvie Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2024 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	29 Hansen St MOUNT WAVERLEY 3149	\$1,609,999	16/01/2025
2			
3			

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: 10/02/2025 11:05



3 1 2

Property Type: House (Res)

Land Size: 802 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

December quarter 2024: \$1,650,000

Comparable Properties



29 Hansen St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,609,999

Method: Private Sale

Date: 16/01/2025

Property Type: House

Land Size: 727 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 - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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