

# 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

1 Ryder Court, 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)

Single price

\$1,270,000

### Median sale price

Median price

\$1,672,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/07/2024

to

30/09/2024

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	5 Chantilly St MOUNT WAVERLEY 3149	\$1,359,000	12/10/2024
2	8 Palm Beach Cr MOUNT WAVERLEY 3149	\$1,310,000	12/10/2024
3	32 Solomon St MOUNT WAVERLEY 3149	\$1,305,000	09/08/2024

**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:

26/10/2024 13:46



3 2 2

**Property Type:** House  
**Land Size:** 652 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,270,000  
**Median House Price**  
September quarter 2024: \$1,672,500

## Comparable Properties



**5 Chantilly St MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

4 2 2

**Price:** \$1,359,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



**8 Palm Beach Cr MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

3 3 2

**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



**32 Solomon St MOUNT WAVERLEY 3149 (VG)** **Agent Comments**

3 - -

**Price:** \$1,305,000  
**Method:** Sale  
**Date:** 09/08/2024  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx

**Account - Woodards** | P: 03 9830 8000 | F: 03 9888 2700