

# 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

67 Headingley Road, 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)

Range between

\$1,500,000

&

\$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	8 Wills Av MOUNT WAVERLEY 3149	\$1,610,000	14/12/2024
2	50 St Albans St MOUNT WAVERLEY 3149	\$1,750,000	14/10/2024
3	3 Napier Ct MOUNT WAVERLEY 3149	\$1,500,000	14/09/2024

**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:

20/03/2025 14:40



 3    1    2

**Property Type:** House  
**Land Size:** 762 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
December quarter 2024: \$1,650,000

## Comparable Properties



**8 Wills Av MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 3    1    3

**Price:** \$1,610,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)



**50 St Albans St MOUNT WAVERLEY 3149 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$1,750,000  
**Method:** Sale  
**Date:** 14/10/2024  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx



**3 Napier Ct MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

 4    3    2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 760 sqm approx

**Account - Barry Plant** | P: 03 9842 8888