

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 \$1,672,500 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	8 Wills Av MOUNT WAVERLEY 3149	\$1,610,000	14/12/2024
2	36 Leeds Rd MOUNT WAVERLEY 3149	\$1,602,000	13/12/2024
3	24 Dallas St MOUNT WAVERLEY 3149	\$1,625,000	30/10/2024

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: 15/01/2025 12:08



3 1 2

Property Type: House (Res)

Land Size: 802 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

September quarter 2024: \$1,672,500

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)



36 Leeds Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,602,000

Method: Private Sale

Date: 13/12/2024

Property Type: House

Land Size: 755 sqm approx



24 Dallas St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,625,000

Method: Private Sale

Date: 30/10/2024

Property Type: House

Land Size: 652 sqm approx

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



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