

# 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

54 Alice Street, 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 \$1,550,000 & \$1,620,000

### Median sale price

Median price \$1,630,500 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/03/2025 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	54 Outlook Rd MOUNT WAVERLEY 3149	\$1,566,000	22/03/2025
2	11 Andrew St MOUNT WAVERLEY 3149	\$1,550,000	04/12/2024
3	47 Sunhill Rd MOUNT WAVERLEY 3149	\$1,626,000	09/11/2024

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:

10/04/2025 12:20



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,550,000 - \$1,620,000  
Median House Price  
March quarter 2025: \$1,630,500

## Comparable Properties



54 Outlook Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,566,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: House (Res)  
Land Size: 740 sqm approx



11 Andrew St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,550,000  
Method: Sold Before Auction  
Date: 04/12/2024  
Property Type: House (Res)  
Land Size: 730 sqm approx



47 Sunhill Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,626,000  
Method: Auction Sale  
Date: 09/11/2024  
Property Type: House (Res)  
Land Size: 728 sqm approx

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



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