

# 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

7 Dean Avenue, 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

21/09/2024

to

20/03/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/6 Charles Street Mount Waverley VIC 3149	\$1,150,000	21/12/2024
1/24 Rob Roy Street Glen Waverley VIC 3150	\$1,241,000	15/03/2025
2/3 Melaleuca Drive Glen Waverley VIC 3150	\$1,100,000	15/11/2024

This Statement of Information was prepared on:

21/03/2025