

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

1B Debbie Street, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,289,500 Property Type Townhouse Suburb Mount Waverley

Period - From 07/03/2024 to 06/03/2025 Source Property Data

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	5a Jacqueline Rd MOUNT WAVERLEY 3149	\$1,545,000	22/02/2025
2	13 Pindan Ct MOUNT WAVERLEY 3149	\$1,472,816	15/02/2025
3	3/10 Avondale Gr MOUNT WAVERLEY 3149	\$1,430,000	19/12/2024

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:

07/03/2025 10:05



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
07/03/2024 - 06/03/2025: \$1,289,500

Comparable Properties



5a Jacqueline Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,545,000
Method: Private Sale
Date: 22/02/2025
Property Type: Townhouse (Single)



13 Pindan Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,472,816
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)



3/10 Avondale Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,430,000
Method: Private Sale
Date: 19/12/2024
Property Type: Townhouse (Single)

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



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