

# 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

1/34 Prospect 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,176,250

Property Type Unit

Suburb Mount Waverley

Period - From 01/04/2024

to

30/06/2024

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	2/25 Quaintance St MOUNT WAVERLEY 3149	\$1,314,179	02/09/2024
2	2/69 Alice St MOUNT WAVERLEY 3149	\$1,176,000	03/08/2024
3	4 Palm Ct MOUNT WAVERLEY 3149	\$1,260,000	05/04/2024

**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:

26/09/2024 11:16



3 2 2

**Property Type:** Unit  
**Land Size:** 366 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Unit Price**  
June quarter 2024: \$1,176,250

## Comparable Properties



**2/25 Quaintance St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,314,179  
**Method:** Private Sale  
**Date:** 02/09/2024  
**Property Type:** Unit  
**Land Size:** 300 sqm approx



**2/69 Alice St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,176,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** Unit  
**Land Size:** 406 sqm approx



**4 Palm Ct MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 05/04/2024  
**Property Type:** House  
**Land Size:** 330 sqm approx