

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

496 High Street Road, Mount Waverley VIC 3149

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,613,450

Property Type

House

Suburb

Mount Waverley

Period - From

03/08/2024

to

03/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
113 Stephenson's Road Mount Waverley VIC 3149	\$1,530,000	14/09/2024
7 Wills Avenue, Mount Waverley, Vic 3149	\$1,478,000	03/08/2024
51 Windsor Avenue Mount Waverley, VIC 3149	\$1,520,000	12/10/2024

This Statement of Information was prepared on:

03/02/2025