

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

60 ESSEX ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,622,000

Property type

Commercial

Suburb

Mount Waverley

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

3 CLEVELAND ROAD ASHWOOD VIC 3147

\$760,000

12-Dec-24

49 MARIANNE WAY MOUNT WAVERLEY VIC 3149

\$785,000

30-Sep-24

253C BURWOOD HIGHWAY BURWOOD VIC 3125

\$900,000

27-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 18 March 2025



3 CLEVELAND ROAD ASHWOOD VIC 3147

- - -

Sold Price

\$760,000

Sold Date

12-Dec-24

Distance

1.3km



49 MARIANNE WAY MOUNT WAVERLEY VIC 3149

1 - 2

Sold Price

\$785,000

Sold Date

30-Sep-24

Distance

1.39km



253C BURWOOD HIGHWAY BURWOOD VIC 3125

- - -

Sold Price

\$900,000

Sold Date

27-Nov-24

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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