

# 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

30 Wilga 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

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,581,250

Property Type

House

Suburb

Mount Waverley

Period - From

01/10/2023

to

31/12/2023

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	49 Carrol Gr MOUNT WAVERLEY 3149	\$1,288,000	11/11/2023
2	11 Westerfield Dr NOTTING HILL 3168	\$1,260,000	24/02/2024
3	10 Sadie St MOUNT WAVERLEY 3149	\$1,258,000	02/12/2023

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:

18/03/2024 11:00

30 Wilga Street, Mount Waverley Vic 3149



3 1 2

**Property Type:** House  
**Land Size:** 735 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2023: \$1,581,250

## Comparable Properties



**49 Carrol Gr MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,288,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 734 sqm approx



**11 Westerfield Dr NOTTING HILL 3168 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx



**10 Sadie St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,258,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx

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



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