

# 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

34 Kay 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

&

\$1,375,000

### Median sale price

Median price \$1,626,000

Property Type House

Suburb Mount Waverley

Period - From 01/07/2023

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	28 Jubilee St MOUNT WAVERLEY 3149	\$1,590,800	14/09/2024
2	30 Leeds Rd MOUNT WAVERLEY 3149	\$1,430,000	09/09/2024
3	234 Burwood Hwy BURWOOD 3125	\$1,452,000	23/08/2024

**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:

03/10/2024 16:58



4   2   1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 726 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,375,000  
**Median House Price**  
Year ending June 2024: \$1,626,000

## Comparable Properties



**28 Jubilee St MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

4   1   2

**Price:** \$1,590,800  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx



**30 Leeds Rd MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

4   1   2

**Price:** \$1,430,000  
**Method:** Sold Before Auction  
**Date:** 09/09/2024  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx



**234 Burwood Hwy BURWOOD 3125 (REI)**   **Agent Comments**

3   1   2

**Price:** \$1,452,000  
**Method:** Private Sale  
**Date:** 23/08/2024  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx