

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

5 Keylana Boulevard, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,618,000

Property Type

House

Suburb

Mount Waverley

Period - From

18/08/2024

to

17/02/2025

Source

core_logic

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

A* These are the three properties sold within two kilometres of the property of the sale in the last six 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 |
|---------------------------------------------|-------------|--------------|
| 52 Catherine Avenue Mount Waverley VIC 3149 | \$1,455,000 | 16/11/2024 |
| 1 Seaton Court Mount Waverley VIC 3149 | \$1,412,000 | 15/10/2024 |
| 7 St Andrews Court Mount Waverley VIC 3149 | \$1,400,000 | 16/11/2024 |

This Statement of Information was prepared on:

18/02/2025