

## 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

1/65 WAVE AVENUE MOUNT WAVERLEY VIC 3149

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jan 2024

to

31 Dec 2024

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

1/14 OLYMPIAN AVENUE MOUNT WAVERLEY VIC 3149	\$1,211,000	26-Oct-24
2/38 OAKERN STREET MOUNT WAVERLEY VIC 3149	\$1,240,000	12-Aug-24
2/15 THERESE AVENUE MOUNT WAVERLEY VIC 3149	\$1,135,000	17-Aug-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: 30 January 2025

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**1/14 OLYMPIAN AVENUE MOUNT  
WAVERLEY VIC 3149**

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Sold Price

**\$1,211,000**Sold Date **26-Oct-24**Distance **1.69km****2/38 OAKERN STREET MOUNT  
WAVERLEY VIC 3149**

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Sold Price

**\$1,240,000**Sold Date **12-Aug-24**Distance **0.49km****2/15 THERESE AVENUE MOUNT  
WAVERLEY VIC 3149**

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Sold Price

**\$1,135,000**Sold Date **17-Aug-24**Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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