

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

1B Debbie Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2024 to 31/12/2024 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 | 94 Lechte Rd MOUNT WAVERLEY 3149 | \$1,360,000 | 22/01/2025 |
| 2 | 3/10 Avondale Gr MOUNT WAVERLEY 3149 | \$1,430,000 | 19/12/2024 |
| 3 | 2/28 Baily St MOUNT WAVERLEY 3149 | \$1,350,000 | 07/11/2024 |

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:

26/03/2025 14:27



4 2 2

Property Type: Townhouse (Single)
Land Size: 329 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2024: \$1,650,000

Comparable Properties



94 Lechte Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,360,000
Method: Private Sale
Date: 22/01/2025
Property Type: Townhouse (Single)
Land Size: 327 sqm approx



3/10 Avondale Gr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 3

Price: \$1,430,000
Method: Private Sale
Date: 19/12/2024
Property Type: Townhouse (Single)



2/28 Baily St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,350,000
Method: Auction Sale
Date: 07/11/2024
Property Type: Townhouse (Res)

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



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