

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

1/69 Oak Hill Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,150,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2024 to 30/09/2025 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	7 Beal St MOUNT WAVERLEY 3149	\$1,530,000	25/11/2025
2	2/24 Montpellier Rd BURWOOD 3125	\$1,541,500	04/10/2025
3	7a Grenfell Rd MOUNT WAVERLEY 3149	\$1,480,000	13/09/2025

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: 10/12/2025 16:48



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000

Median Unit Price
Year ending September 2025: \$1,150,000

Comparable Properties



7 Beal St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,530,000
Method: Private Sale
Date: 25/11/2025
Property Type: House (Res)
Land Size: 431 sqm approx



2/24 Montpellier Rd BURWOOD 3125 (REI)

Agent Comments

5 3 3

Price: \$1,541,500
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)



7a Grenfell Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,480,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 256 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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