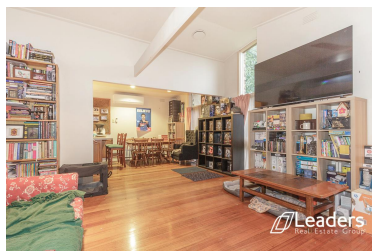


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 KAY STREET, MOUNT WAVERLEY, VIC  **3**  **1**  **2**

1003m² land

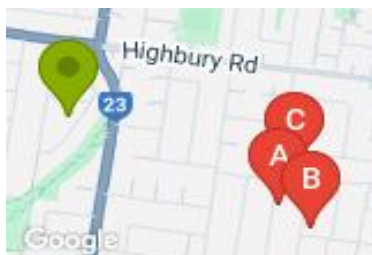
Indicative Selling Price

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

Single Price: **\$1,750,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

MEDIAN SALE PRICE



MOUNT WAVERLEY, VIC, 3149

Suburb Median Sale Price (House)

\$1,630,000

01 October 2024 to 31 March 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



38 LEEDS RD, MOUNT WAVERLEY, VIC 3149

 **3**  **1**  **6**

754m² land

Sale Price

***\$1,690,000**

Sale Date: 28/03/2025

Distance from Property: 751m



16 MUIR ST, MOUNT WAVERLEY, VIC 3149

 **3**  **1**  **1**

747m² land

Sale Price

***\$1,751,000**

Sale Date: 15/03/2025

Distance from Property: 883m



23 WALKER RD, MOUNT WAVERLEY, VIC 3149

 **3**  **2**  **2**

665m² land

Sale Price

\$1,760,000

Sale Date: 07/12/2024

Distance from Property: 755m



This report has been compiled on 27/04/2025 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

13 KAY STREET, MOUNT WAVERLEY, VIC 3149

Indicative selling price

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

Single Price:

\$1,750,000

Median sale price

Median price

\$1,630,000

Property type

House


Suburb

MOUNT WAVERLEY

Period

01 October 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for 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
38 LEEDS RD, MOUNT WAVERLEY, VIC 3149	*\$1,690,000	28/03/2025
16 MUIR ST, MOUNT WAVERLEY, VIC 3149	*\$1,751,000	15/03/2025
23 WALKER RD, MOUNT WAVERLEY, VIC 3149	\$1,760,000	07/12/2024

This Statement of Information was prepared on: 27/04/2025