

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

13 Viewbank Road, Mount Waverley VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,980,000

&

\$3,200,000

### Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Mount Waverley

Period - From

20/12/2024

to

23/04/2025

Source

core\_logic

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
149 Lawrence Road Mount Waverley VIC 3149	\$2,825,000	18/01/2025
5 Summit Crescent Glen Waverley VIC 3150	\$2,998,888	02/03/2025
16 Madeline Street Glen Waverley VIC 3150	\$2,890,000	29/03/2025

This Statement of Information was prepared on:

24/04/2025

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.