

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

18B OAK HILL ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

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

Single Price

or range
between

\$1,630,000

&

\$1,790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

2A IVY STREET BURWOOD VIC 3125	\$1,670,000	12-Apr-25
50 ELECTRA AVENUE ASHWOOD VIC 3147	\$1,718,000	24-May-25
18 HEATHER AVENUE ASHWOOD VIC 3147	\$1,677,000	23-Jul-25

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.~~

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2A IVY STREET BURWOOD VIC 3125

 5  3  1

Sold Price

\$1,670,000

Sold Date

12-Apr-25

Distance

1.37km



50 ELECTRA AVENUE ASHWOOD VIC 3147

 4  4  2

Sold Price

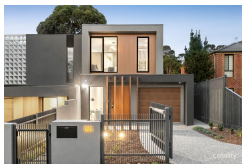
\$1,718,000

Sold Date

24-May-25

Distance

1.78km



18 HEATHER AVENUE ASHWOOD VIC 3147

 4  3  2

Sold Price

\$1,677,000

Sold Date

23-Jul-25

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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