

# 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

2/24 Hansen Street, Mount Waverley Vic 3149

### Indicative selling price

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

Range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/07/2025

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	2/13 Woolert St ASHWOOD 3147	\$940,000	30/08/2025
2	1/23 Bolwarra St CHADSTONE 3148	\$922,800	25/06/2025
3	3/208 Stephenson Rd MOUNT WAVERLEY 3149	\$900,000	12/05/2025

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:

06/10/2025 09:46



 3  1  1

**Property Type:** Unit  
**Land Size:** 326 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
September quarter 2025: \$1,180,000

## Comparable Properties



**2/13 Woolert St ASHWOOD 3147 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 30/08/2025  
**Property Type:** Villa



**1/23 Bolwarra St CHADSTONE 3148 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$922,800  
**Method:** Private Sale  
**Date:** 25/06/2025  
**Property Type:** Unit  
**Land Size:** 325 sqm approx



**3/208 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 12/05/2025  
**Property Type:** Unit

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



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