

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

20 Cash Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,630,000

Property Type House

Suburb Mount Waverley

Period - From 25/04/2024

to

24/04/2025

Source

Property Data

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	9 St Cloud Ct MOUNT WAVERLEY 3149	\$1,415,000	22/02/2025
2	30 Berkeley St HUNTINGDALE 3166	\$1,311,000	13/02/2025
3	27 Donald St MOUNT WAVERLEY 3149	\$1,400,000	30/01/2025

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:

25/04/2025 13:01



4 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
25/04/2024 - 24/04/2025: \$1,630,000

Comparable Properties



9 St Cloud Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 2

Price: \$1,415,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 654 sqm approx



30 Berkeley St HUNTINGDALE 3166 (VG)

Agent Comments

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Price: \$1,311,000
Method: Sale
Date: 13/02/2025
Property Type: House (Res)
Land Size: 622 sqm approx



27 Donald St MOUNT WAVERLEY 3149 (VG)

Agent Comments

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Price: \$1,400,000
Method: Sale
Date: 30/01/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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