

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 Herbert Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,662,500

Property Type House

Suburb Mount Waverley

Period - From 01/04/2025

to

30/06/2025

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	28 Sunhill Rd MOUNT WAVERLEY 3149	\$1,650,000	14/06/2025
2	54 Alice St MOUNT WAVERLEY 3149	\$1,605,000	07/05/2025
3	3 Rocklands Rd ASHWOOD 3147	\$1,570,000	06/05/2025

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:

17/09/2025 15:54



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
June quarter 2025: \$1,662,500

Comparable Properties



28 Sunhill Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 723 sqm approx



54 Alice St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,605,000
Method: Sold Before Auction
Date: 07/05/2025
Property Type: House (Res)
Land Size: 757 sqm approx



3 Rocklands Rd ASHWOOD 3147 (REI/VG) Agent Comments



Price: \$1,570,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 743 sqm approx

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



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