

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 Olive Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 7 Vila Ct MOUNT WAVERLEY 3149	\$1,360,000	13/12/2025
2 37 Damon Rd MOUNT WAVERLEY 3149	\$1,300,000	29/11/2025
3 12 Eileen St MOUNT WAVERLEY 3149	\$1,350,000	29/11/2025

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:



1



Property Type: House

Land Size: 732 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2025: \$1,700,000

Comparable Properties



7 Vila Ct MOUNT WAVERLEY 3149 (REI)



3



1



1

Price: \$1,360,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 659 sqm approx

Agent Comments



37 Damon Rd MOUNT WAVERLEY 3149 (REI)



3



1



2

Price: \$1,300,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 829 sqm approx

Agent Comments



12 Eileen St MOUNT WAVERLEY 3149 (REI)



3



1



1

Price: \$1,350,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 657 sqm approx

Agent Comments

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