

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

3/19 OPHIR 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

1/80-88 BRUCE STREET MOUNT WAVERLEY VIC 3149	\$807,000	12-Apr-25
2/474-476 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$750,000	03-Dec-24
1/2 GOWAN ROAD MOUNT WAVERLEY VIC 3149	\$806,500	06-Apr-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.~~

This Statement of Information was prepared on: 28 May 2025



1/80-88 BRUCE STREET MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price ^{RS} **\$807,000** Sold Date **12-Apr-25**

Distance **0.48km**



2/474-476 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$750,000** Sold Date **03-Dec-24**

Distance **0.62km**



1/2 GOWAN ROAD MOUNT WAVERLEY VIC 3149

2 2 -

Sold Price ^{RS} **\$806,500** Sold Date **06-Apr-25**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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