Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and	31 HIGHCLERE AVENUE, MOUNT WAVERLEY VIC 3149
postcode	

Indicative selling price

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

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Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,630,500		Property ty	pe <i>House</i>		Suburb	Mount Waverley
Period - From	01/01/2025	to	31/03/2025	Source	REIV		

Comparable property sales

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. 425 STEPHENSONS RD MOUNT WAVERLEY 3149	\$1,160,000	30/04/2025
2. 395 BLACKBURN RD MOUNT WAVERLEY 3149	\$1,230,000	09/02/2025
3. 13 HIGHCLERE AV MOUNT WAVERLEY 3149	\$1,220,000	07/12/2024

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 or	1: 08/05/2025 17:10
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Rooms: 6

Property Type: House Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price** March quarter 2025: \$1,630,500

Comparable Properties



425 Stephensons Rd MOUNT WAVERLEY 3149 (REI)

Method: Sold Before Auction

Date: 30/04/2025

Price: \$1,160,000

Property Type: House (Res)

Agent Comments



395 Blackburn Rd MOUNT WAVERLEY 3149 (REI)





Price: \$1,230,000

Method: Sold After Auction Date: 09/02/2025 Property Type: House Land Size: 674 sqm approx **Agent Comments**



13 Highclere Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

Price: \$1,220,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 672 sqm approx

Account - Barry Plant | P: 03 9803 0400





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.