

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
postcode 31 HIGHCLERE AVENUE, MOUNT WAVERLEY VIC 3149

Indicative selling price

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

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

Median sale price

Median price \$1,630,500 Property type House 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 on: 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 Stephenson Rd MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,160,000
Method: Sold Before Auction
Date: 30/04/2025
Property Type: House (Res)



395 Blackburn Rd MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

 3  1  2

Price: \$1,230,000
Method: Sold After Auction
Date: 09/02/2025
Property Type: House
Land Size: 674 sqm approx



13 Highclere Av MOUNT WAVERLEY 3149 (REI/VG) [Agent Comments](#)

 3  2  3

Price: \$1,220,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 672 sqm approx