

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

33 Bengal Crescent, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,615,000

Property Type

House

Suburb

Mount Waverley

Period - From

13/01/2026

to

12/07/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
20 Brand Street Mount Waverley VIC 3149	\$1,590,000	03/07/2026
22 Lewis Street Mount Waverley VIC 3149	\$1,540,000	01/04/2026
20 St Johns Wood Road Mount Waverley VIC 3149	\$1,452,500	06/06/2026

This Statement of Information was prepared on:

13/07/2026