

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 Prospect Street, 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

\$1,662,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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	1/9 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,280,000	27/08/2025
2	1/1 Emerald St MOUNT WAVERLEY 3149	\$1,200,000	22/07/2025
3	1/2 Silver Ash Av ASHWOOD 3147	\$1,165,000	17/05/2025

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:

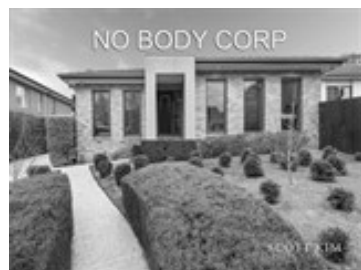
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Property Type:
Divorce/Estate/Family Transfers
Land Size: 470 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2025: \$1,662,500

Comparable Properties



1/9 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 27/08/2025
Property Type: Unit
Land Size: 306 sqm approx



1/1 Emerald St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 22/07/2025
Property Type: Unit
Land Size: 450 sqm approx



1/2 Silver Ash Av ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,165,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 446 sqm approx

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



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