## 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	38 Mclaren Street, Mount Waverley Vic 3149
Including suburb and	
postcode	

#### Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$2,100,000	&	\$2,310,000
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#### Median sale price

Median price	\$1,631,000	Pro	perty Type	louse		Suburb	Mount Waverley
Period - From	01/04/2024	to	31/03/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	8 Birralee St MOUNT WAVERLEY 3149	\$2,350,000	23/04/2025
2	4 Bishop Ct MOUNT WAVERLEY 3149	\$2,351,000	05/02/2025
3	17 The Highway MOUNT WAVERLEY 3149	\$2,320,000	23/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/05/2025 19:35











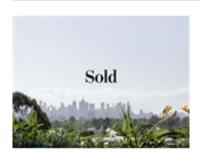


Property Type: House (Res) Land Size: 728 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,100,000 - \$2,310,000 **Median House Price** Year ending March 2025: \$1,631,000

# Comparable Properties



8 Birralee St MOUNT WAVERLEY 3149 (REI)









Price: \$2,350,000 Method: Private Sale Date: 23/04/2025 Property Type: House Land Size: 715 sqm approx Agent Comments



4 Bishop Ct MOUNT WAVERLEY 3149 (REI/VG)









**Agent Comments** 

Price: \$2,351,000 Method: Private Sale Date: 05/02/2025 Property Type: House

Land Size: 812.20 sqm approx



17 The Highway MOUNT WAVERLEY 3149 (REI/VG)





Agent Comments

Price: \$2,320,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 753 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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