

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

39 Biscayne Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,690,000

&

\$1,790,000

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	30 Pamay Rd MOUNT WAVERLEY 3149	\$1,810,000	30/08/2025
2	22 Bizley St MOUNT WAVERLEY 3149	\$1,860,000	09/07/2025
3	7 Joy St MOUNT WAVERLEY 3149	\$1,771,000	28/06/2025

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:

08/09/2025 12:31



4 2 2

Property Type: House
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
\$1,690,000 - \$1,790,000
Median House Price
June quarter 2025: \$1,662,500

Comparable Properties



30 Pamay Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 4

Price: \$1,810,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 739 sqm approx



22 Bizley St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,860,000
Method: Private Sale
Date: 09/07/2025
Property Type: House (Res)
Land Size: 729 sqm approx



7 Joy St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,771,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 749 sqm approx