

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

4/14-18 SESAME STREET MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,190,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

2/33 DUNSCOMBE AVENUE GLEN WAVERLEY VIC 3150

\$1,240,000

02-Apr-25

2/16 BARINGA STREET MOUNT WAVERLEY VIC 3149

\$1,218,000

19-Nov-22

2/22 JENNER STREET BLACKBURN SOUTH VIC 3130

\$1,160,000

01-Feb-25

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 6 months.

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**2/33 DUNSCOMBE AVENUE GLEN
WAVERLEY VIC 3150**

3 2 2

Sold Price ^{RS} **\$1,240,000** Sold Date **02-Apr-25**

Distance **1.63km**



**2/16 BARINGA STREET MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$1,218,000** Sold Date **19-Nov-22**

Distance **0.94km**



**2/22 JENNER STREET BLACKBURN
SOUTH VIC 3130**

3 2 2

Sold Price **\$1,160,000** Sold Date **01-Feb-25**

Distance **2.41km**

RS = Recent sale **UN** = Undisclosed Sale

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