

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

5/10-12 Stewart Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$1,050,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/01/2025

to

31/03/2025

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	2/10-12 Stewart St MOUNT WAVERLEY 3149	\$710,000	01/03/2025
2	3/344-346 Waverley Rd MOUNT WAVERLEY 3149	\$690,000	11/02/2025
3	3/4 Cameron St MOUNT WAVERLEY 3149	\$728,300	07/01/2025

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:

23/05/2025 11:45



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Unit Price
March quarter 2025: \$1,050,000

Comparable Properties



2/10-12 Stewart St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  -

Price: \$710,000
Method: Sold Before Auction
Date: 01/03/2025
Property Type: Unit



3/344-346 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  1

Price: \$690,000
Method: Private Sale
Date: 11/02/2025
Property Type: Unit



3/4 Cameron St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 2  1  1

Price: \$728,300
Method: Private Sale
Date: 07/01/2025
Property Type: Unit

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



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