

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

52-54 WAIMARIE DRIVE 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

\$4,800,000

&

\$5,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,621,000

Property type

House

Suburb

Mount Waverley

Period-from

01 May 2024

to

30 Apr 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

60 PEPPERELL AVENUE GLEN WAVERLEY VIC 3150

\$4,850,000

18-Nov-24

51 ROSE AVENUE GLEN WAVERLEY VIC 3150

\$5,338,000

14-Oct-24

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.

This Statement of Information was prepared on: 21 May 2025



60 PEPPERELL AVENUE GLEN WAVERLEY VIC 3150

 5  5  3

Sold Price **\$4,850,000** Sold Date **18-Nov-24**

Distance **1.48km**



51 ROSE AVENUE GLEN WAVERLEY VIC 3150

 5  5  4

Sold Price **\$5,338,000** Sold Date **14-Oct-24**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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