

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 55 Alvie Road, Mount Waverley Vic 3149
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	20 Hillside Rd MOUNT WAVERLEY 3149	\$1,627,000	08/11/2025
2	11 Olive Av MOUNT WAVERLEY 3149	\$1,650,000	11/10/2025
3	41 Bruce St MOUNT WAVERLEY 3149	\$1,665,000	09/08/2025

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:



4



1



2

Property Type: House

Land Size: 802 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

September quarter 2025: \$1,700,000

Comparable Properties



20 Hillside Rd MOUNT WAVERLEY 3149 (REI)



4



2



2

Price: \$1,627,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 725 sqm approx

[Agent Comments](#)

11 Olive Av MOUNT WAVERLEY 3149 (REI)



4



2



2

Price: \$1,650,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 703 sqm approx

[Agent Comments](#)

41 Bruce St MOUNT WAVERLEY 3149 (REI/VG)



4



2



2

Price: \$1,665,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 721 sqm approx

[Agent Comments](#)

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