

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

55 Alvie Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,630,500

Property Type House

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	26 Donald St MOUNT WAVERLEY 3149	\$1,635,000	12/04/2025
2	67 Headingley Rd MOUNT WAVERLEY 3149	\$1,600,000	08/04/2025
3	29 Hansen St MOUNT WAVERLEY 3149	\$1,609,999	16/01/2025

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:

30/05/2025 10:54



3 1 2

Property Type: House (Res)
Land Size: 802 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
March quarter 2025: \$1,630,500

Comparable Properties



26 Donald St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$1,635,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 700 sqm approx



67 Headingley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,600,000
Method: Private Sale
Date: 08/04/2025
Property Type: House (Res)
Land Size: 762 sqm approx



29 Hansen St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,609,999
Method: Private Sale
Date: 16/01/2025
Property Type: House
Land Size: 727 sqm approx

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



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