

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

7 JOY 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

\$1,450,000

&

\$1,590,000

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

2 HILSEA COURT MOUNT WAVERLEY VIC 3149	\$1,520,000	10-May-25
67 HEADINGLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,600,000	08-Apr-25
28 TARELLA DRIVE MOUNT WAVERLEY VIC 3149	\$1,480,000	19-Mar-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.~~

This Statement of Information was prepared on: 26 May 2025



2 HILSEA COURT MOUNT
WAVERLEY VIC 3149

5

3

4

Sold Price

^{RS}\$1,520,000

Sold Date

10-May-25

Distance

1.42km



67 HEADINGLEY ROAD MOUNT
WAVERLEY VIC 3149

3

1

2

Sold Price

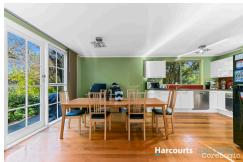
^{RS}\$1,600,000

Sold Date

08-Apr-25

Distance

1.43km



28 TARELLA DRIVE MOUNT
WAVERLEY VIC 3149

3

1

1

Sold Price

\$1,480,000

Sold Date

19-Mar-25

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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