

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

5/289 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$720,000 & \$770,000

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	2/5 Irving St MOUNT WAVERLEY 3149	\$782,000	20/03/2025
2	2/495 Waverley Rd MOUNT WAVERLEY 3149	\$760,000	09/02/2025
3	2/474-476 Waverley Rd MOUNT WAVERLEY 3149	\$750,000	03/12/2024

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:

19/05/2025 11:36

5/289 Waverley Road, Mount Waverley Vic 3149



Brendan Cain

9805 2900

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Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

March quarter 2025: \$1,050,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/5 Irving St MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$782,000

Method: Auction Sale

Date: 20/03/2025

Property Type: Unit



2/495 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

2 1 1

Price: \$760,000

Method: Auction Sale

Date: 09/02/2025

Property Type: Unit



2/474-476 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Auction Sale

Date: 03/12/2024

Property Type: Unit

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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