

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 Eileen Street Mount Waverley, 3149
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Indicative selling price

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

Range between	\$1,280,000 & \$1,350,000
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Median sale price

Median price	\$1,600,000	Property Type	HOUSE	Suburb	MT. WAVERLEY
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Period - From	01-Jun-2023	to	31-May-2024	Source	Corelogic
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Comparable property sales

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	40 Solomon Street, Mt. Waverley, Vic 3149	\$1,280,000	06-Apr-2024
2	2 Orrell Court, Mt. Waverley, Vic 3149	\$1,341,000	23-Mar-2024
3	3 St. Andrews Court, Mt. Waverley, Vic 3149	\$1,135,014	22-Jan-2024

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