

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

13 Gwynne Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$3,400,000

&

\$3,600,000

Median sale price

Median price

\$1,631,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2024

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	15 Virginia St MOUNT WAVERLEY 3149	\$3,501,000	29/03/2025
2	7 Sesame St MOUNT WAVERLEY 3149	\$3,401,000	24/03/2025
3	14 Wadham Pde MOUNT WAVERLEY 3149	\$3,436,000	09/02/2025

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:

03/06/2025 15:43

13 Gwynne Street, Mount Waverley Vic 3149

**Jellis
Craig**

Costa Calaitzis

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Indicative Selling Price

\$3,400,000 - \$3,600,000

Median House Price

Year ending March 2025: \$1,631,000



5 5 2

Property Type: House

Land Size: 749 sqm approx

Agent Comments

Comparable Properties



15 Virginia St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$3,501,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 717 sqm approx



7 Sesame St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

6 5 2

Price: \$3,401,000

Method: Private Sale

Date: 24/03/2025

Property Type: House

Land Size: 734 sqm approx



14 Wadham Pde MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 4 2

Price: \$3,436,000

Method: Private Sale

Date: 09/02/2025

Property Type: House (Res)

Land Size: 663 sqm approx

Account - Jellis Craig | P: 03 88498088



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