

# 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

32 Albert Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,500,000

&

\$3,800,000

### 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 | 5 Hakea Ct MOUNT WAVERLEY 3149   | \$3,708,000 | 24/05/2025   |
| 2 | 7 Francis St MOUNT WAVERLEY 3149 | \$4,030,000 | 10/05/2025   |
| 3 | 77 Orchard St GLEN WAVERLEY 3150 | \$3,600,000 | 14/03/2025   |

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:

17/06/2025 11:23



5 5 2

Property Type: House (Res)  
Land Size: 737 sqm approx  
Agent Comments

Indicative Selling Price  
\$3,500,000 - \$3,800,000  
Median House Price  
Year ending March 2025: \$1,631,000

Comparable Properties



5 Hakea Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 4 2

Price: \$3,708,000  
Method: Auction Sale  
Date: 24/05/2025  
Property Type: House (Res)  
Land Size: 732 sqm approx



7 Francis St MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 5 2

Price: \$4,030,000  
Method: Auction Sale  
Date: 10/05/2025  
Property Type: House  
Land Size: 754 sqm approx



77 Orchard St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 5 2

Price: \$3,600,000  
Method: Sold Before Auction  
Date: 14/03/2025  
Property Type: House (Res)  
Land Size: 725 sqm approx