

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

1/24 Blue Hills Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,301,000

Property Type Townhouse

Suburb Mount Waverley

Period - From 03/06/2024

to

02/06/2025

Source

Property Data

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	50 Electra Av ASHWOOD 3147	\$1,718,000	24/05/2025
2	2/21 Kingston St MOUNT WAVERLEY 3149	\$1,600,000	25/04/2025
3	2/15 Morrison Ct MOUNT WAVERLEY 3149	\$1,710,000	08/02/2025

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 15:51

1/24 Blue Hills Avenue, Mount Waverley Vic 3149

Jellis
Craig

Stephen Huang
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Indicative Selling Price

\$1,580,000 - \$1,680,000

Median Townhouse Price

03/06/2024 - 02/06/2025: \$1,301,000



4 4 2

Property Type: Townhouse

Agent Comments

Comparable Properties



50 Electra Av ASHWOOD 3147 (REI)

Agent Comments

4 4 2

Price: \$1,718,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House



2/21 Kingston St MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 3 4

Price: \$1,600,000

Method: Private Sale

Date: 25/04/2025

Property Type: Townhouse (Single)

Land Size: 291 sqm approx



2/15 Morrison Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,710,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Townhouse (Res)

Land Size: 387 sqm approx

Account - Jellis Craig | P: 03 88498088



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