## 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

1/21 Blue Hills Avenue, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,600,000		&		\$1,750,000				
Median sale p	rice								
Median price	\$1,302,000	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley	
Period - From	10/07/2024	to	09/07/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	30 Regent St MOUNT WAVERLEY 3149	\$1,758,800	06/06/2025
2	102a Marianne Way MOUNT WAVERLEY 3149	\$1,918,000	11/02/2025
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:

10/07/2025 15:16





Jared Wei

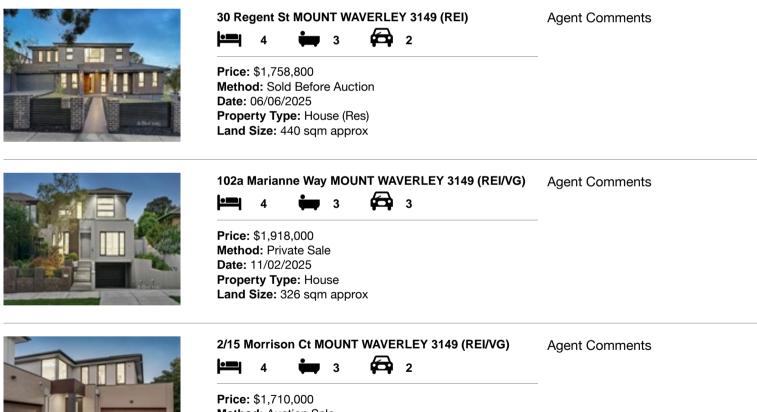




Property Type: Townhouse (Single) Agent Comments 03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,750,000 Median Townhouse Price 10/07/2024 - 09/07/2025: \$1,302,000

# **Comparable Properties**



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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