

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

20 Kiers Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000

&

\$1,680,000

Median sale price

Median price \$1,630,500

Property Type House

Suburb Mount Waverley

Period - From 01/01/2025

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	7 Carolina St MOUNT WAVERLEY 3149	\$1,640,000	27/05/2025
2	14 Larch Cr MOUNT WAVERLEY 3149	\$1,660,000	03/05/2025
3	20 Doon Av GLEN WAVERLEY 3150	\$1,620,000	14/04/2025

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:

26/06/2025 16:12



5 2 2

Property Type: House (Res)

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



7 Carolina St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 4

Price: \$1,640,000

Method: Sold Before Auction

Date: 27/05/2025

Property Type: House (Res)

Land Size: 759 sqm approx



14 Larch Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,660,000

Method: Auction Sale

Date: 03/05/2025

Property Type: House

Land Size: 679 sqm approx



20 Doon Av GLEN WAVERLEY 3150 (REI)

Agent Comments

5 2 2

Price: \$1,620,000

Method: Private Sale

Date: 14/04/2025

Property Type: House

Land Size: 785 sqm approx