

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

11 Rosaline 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

&

\$1,760,000

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	22 Cheviot Rd MOUNT WAVERLEY 3149	\$1,800,000	24/05/2025
2	2 Josephine Av MOUNT WAVERLEY 3149	\$1,677,000	17/05/2025
3	5 Huxtable St MOUNT WAVERLEY 3149	\$1,746,000	10/05/2025

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:

01/07/2025 12:41

11 Rosaline Avenue, Mount Waverley Vic 3149



Sue Li
8849 8088
0499 556 445
sueli@jellisrcraig.com.au



3 1 3

Property Type: House (Res)
Land Size: 673 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
March quarter 2025: \$1,630,500

Comparable Properties



22 Cheviot Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 4

Price: \$1,800,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 770 sqm approx



2 Josephine Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,677,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 663 sqm approx



5 Huxtable St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 4

Price: \$1,746,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 741 sqm approx

Account - Jellis Craig | P: 03 88498088



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