

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

24 Wave Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,652,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/07/2024

to

30/06/2025

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	33 Kingsley Gr MOUNT WAVERLEY 3149	\$1,315,000	31/05/2025
2	304 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,305,000	26/04/2025
3	32 Damon Rd MOUNT WAVERLEY 3149	\$1,305,000	15/03/2025

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:

08/07/2025 16:58

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2025: \$1,652,500



3 1 4

Property Type: House

Land Size: 730 sqm approx

Agent Comments

Set on an impressive 730sqm (approx.) and boasting a 19M street frontage, this substantial property presents a rare opportunity in one of Mount Waverley's most sought-after pockets.

Comparable Properties



33 Kingsley Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,315,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 734 sqm approx



304 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 2

Price: \$1,305,000

Method: Auction Sale

Date: 26/04/2025

Property Type: House (Res)

Land Size: 726 sqm approx



32 Damon Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 2

Price: \$1,305,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 873 sqm approx