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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,652,500	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress 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



shelter.

Zali Reynolds 03 9889 3990 0422 576 049





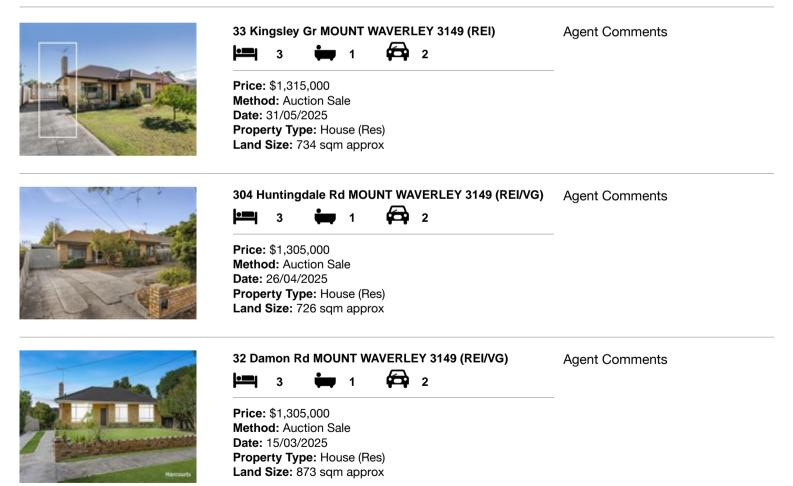
Property Type: House Land Size: 730 sqm approx Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending June 2025: \$1,652,500

zali@shelterrealestate.com.au

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



Account - Shelter Real Estate | P: 03 9889 3990



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