

# 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

4 Bond Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,550,000

### Median sale price

Median price

\$1,662,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

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	13 Fort St MOUNT WAVERLEY 3149	\$1,540,500	31/05/2025
2	7 Carolina St MOUNT WAVERLEY 3149	\$1,640,000	27/05/2025
3	14 Larch Cr MOUNT WAVERLEY 3149	\$1,660,000	03/05/2025

**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:

23/07/2025 10:34

Stan Song  
8849 8088  
0452 180 920  
stansong@jelliscraig.com.au

**Indicative Selling Price**  
\$1,550,000

**Median House Price**  
June quarter 2025: \$1,662,500



4 2 2

**Property Type:** House  
**Land Size:** 792 sqm approx  
**Agent Comments**

## Comparable Properties



**13 Fort St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,540,500  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**7 Carolina St MOUNT WAVERLEY 3149 (REI/VG)**

**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/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 03/05/2025  
**Property Type:** House  
**Land Size:** 679 sqm approx