Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 24b Andrew Street, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price	\$1,300,000	Pro	pperty Type To	wnhouse	9	Suburb	Mount Waverley
Period - From	30/06/2024	to	29/06/2025	Sou	ırce	Property	/ Data

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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/2 Pheasant St BURWOOD 3125	\$1,131,000	28/06/2025
2	1/1 Tanjil Ct MOUNT WAVERLEY 3149	\$1,260,000	22/05/2025
3	38a Stott St BOX HILL SOUTH 3128	\$1,280,000	19/04/2025

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:	30/06/2025 12:39



Date of sale



8849 8088 0499 556 445 sueli@jelliscraig.com.au

Indicative Selling Price \$1,200,000 **Median Townhouse Price**

30/06/2024 - 29/06/2025: \$1,300,000



Rooms: 5

Property Type: Townhouse

(Single)

Land Size: 323 sqm approx

Agent Comments

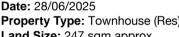


Comparable Properties



Price: \$1,131,000 Method: Auction Sale

Property Type: Townhouse (Res) Land Size: 247 sqm approx



Price: \$1,260,000

Method: Private Sale Date: 22/05/2025

Property Type: House (Res) Land Size: 324 sqm approx

1/1 Tanjil Ct MOUNT WAVERLEY 3149 (REI) Agent Comments



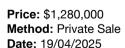


38a Stott St BOX HILL SOUTH 3128 (REI/VG)



Agent Comments

Agent Comments



Property Type: Townhouse (Single) Land Size: 472 sqm approx

Account - Jellis Craig | P: 03 88498088





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.