

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

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

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

30/06/2024

to

29/06/2025

Source

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	Price	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



3 2 2

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 323 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median Townhouse Price
30/06/2024 - 29/06/2025: \$1,300,000

Comparable Properties



3/2 Pheasant St BURWOOD 3125 (REI)

Agent Comments

3 2 3

Price: \$1,131,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)
Land Size: 247 sqm approx



1/1 Tanjil Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,260,000
Method: Private Sale
Date: 22/05/2025
Property Type: House (Res)
Land Size: 324 sqm approx



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

Agent Comments

3 2 2

Price: \$1,280,000
Method: Private Sale
Date: 19/04/2025
Property Type: Townhouse (Single)
Land Size: 472 sqm approx