

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

40 Bennett Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$4,250,000

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	42 Cypress Av GLEN WAVERLEY 3150	\$4,230,000	07/06/2025
2	23 Folkestone Rd GLEN WAVERLEY 3150	\$3,970,000	31/05/2025
3	7 Francis St MOUNT WAVERLEY 3149	\$4,030,000	10/05/2025

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:

07/07/2025 22:08

40 Bennett Avenue, Mount Waverley Vic 3149

**Jellis
Craig**

Jared Wei

03 8849 8088

0413 260 872

jaredwei@jellisrcraig.com.au

Indicative Selling Price

\$4,250,000

Median House Price

June quarter 2025: \$1,662,500



 5  5  2

Property Type: House

Land Size: 755 sqm approx

Agent Comments

Comparable Properties



42 Cypress Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  5  2

Price: \$4,230,000

Method: Sold Before Auction

Date: 07/06/2025

Property Type: House (Res)

Land Size: 768 sqm approx



23 Folkestone Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  5  2

Price: \$3,970,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 747 sqm approx



7 Francis St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  5  2

Price: \$4,030,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House

Land Size: 754 sqm approx

Account - Jellis Craig | P: 03 88498088



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