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 | 6 Bruce Street, Mount Waverley Vic 3149 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$1,600,000 | & | \$1,700,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,662,500 | Pro | perty 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1 | 36 Charles St MOUNT WAVERLEY 3149 | \$1,600,000 | 24/05/2025 |
| 2 | 2 Josephine Av MOUNT WAVERLEY 3149 | \$1,677,000 | 17/05/2025 |
| 3 | 13 Portsmouth St MOUNT WAVERLEY 3149 | \$1,609,000 | 17/05/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

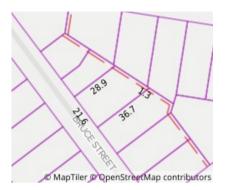
| This Statement of Information was prepared on: | 11/07/2025 11:15 |
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> **Indicative Selling Price** \$1,600,000 - \$1,700,000 **Median House Price** June quarter 2025: \$1,662,500



Property Type: House Land Size: 730 sqm approx

Agent Comments

Comparable Properties



36 Charles St MOUNT WAVERLEY 3149 (REI)

Agent Comments

Price: \$1,600,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 719 sqm approx



2 Josephine Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

Price: \$1,677,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 663 sqm approx



13 Portsmouth St MOUNT WAVERLEY 3149 (REI)

Price: \$1,609,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 782 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088





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