

# 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

6 Bruce 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)

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

### 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	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 comparable properties 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

6 Bruce Street, Mount Waverley Vic 3149

Jellis  
Craig

Stephen Huang  
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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2025: \$1,662,500



2 1 1

**Property Type:** House  
**Land Size:** 730 sqm approx  
**Agent Comments**

## Comparable Properties



**36 Charles St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 1 2

**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**

3 1 2

**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)**

**Agent Comments**

3 1 2

**Price:** \$1,609,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx

**Account - Jellis Craig | P: 03 88498088**



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