

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

3 Dean Avenue, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$1,600,000

&

\$1,760,000

Median sale price

Median price

\$1,610,000

Property Type

House

Suburb

Mount Waverley

Period - From

30/12/2024

to

29/06/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Kiers Avenue Mount Waverley VIC 3149	\$1,748,000	28/06/2025
28 Sunhill Road Mount Waverley VIC 3149	\$1,650,000	14/06/2025
13 Portsmouth Street Mount Waverley VIC 3149	\$1,609,000	17/05/2025

This Statement of Information was prepared on:

30/06/2025