

## 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

11 OLIVE AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,180,000

&

\$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 51 SMYTH STREET MOUNT WAVERLEY VIC 3149       | \$1,300,000 | 19-May-25 |
| 45 TALBOT ROAD MOUNT WAVERLEY VIC 3149        | \$1,318,000 | 02-Aug-25 |
| 2 PALM BEACH CRESCENT MOUNT WAVERLEY VIC 3149 | \$1,300,000 | 26-May-25 |

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 6 months.~~

This Statement of Information was prepared on: 02 September 2025


**51 SMYTH STREET MOUNT  
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price **\$1,300,000** Sold Date **19-May-25**

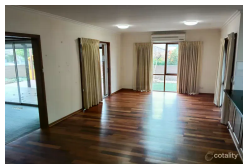
Distance **1.29km**


**45 TALBOT ROAD MOUNT  
WAVERLEY VIC 3149**

 4
  2
  1

Sold Price <sup>RS</sup> **\$1,318,000** Sold Date **02-Aug-25**

Distance **1.34km**


**2 PALM BEACH CRESCENT MOUNT  
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price **\$1,300,000** Sold Date **26-May-25**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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