

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 49 Bradstreet Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,650,400 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/12/2025 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	25 Kingswood Av MOUNT WAVERLEY 3149	\$1,608,000	29/11/2025
2	2 Pamela St MOUNT WAVERLEY 3149	\$1,678,000	25/10/2025
3	33 Wilga St MOUNT WAVERLEY 3149	\$1,655,000	13/09/2025

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: 05/03/2026 09:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending December 2025: \$1,650,400

Comparable Properties



25 Kingswood Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,608,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 804 sqm approx



2 Pamela St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,678,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 725 sqm approx



33 Wilga St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,655,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 656 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222