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 $1,375,000 & $1,500,000

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	5 Islay Ct MOUNT WAVERLEY 3149	$1,475,000	29/01/2026
2	7 Curtis Av MOUNT WAVERLEY 3149	$1,492,500	20/12/2025
3	10 Selby St MOUNT WAVERLEY 3149	$1,444,000	15/11/2025

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: 16/03/2026 16:19

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49 Bradstreet Road, Mount Waverley Vic 3149

Property Type:

Agent Comments

Indicative Selling Price
$1,375,000 - $1,500,000
Median House Price
Year ending December 2025: $1,650,400

Comparable Properties

5 Islay Ct MOUNT WAVERLEY 3149 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,475,000
Method: Sold Before Auction
Date: 29/01/2026
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

7 Curtis Av MOUNT WAVERLEY 3149 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,492,500
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 733 sqm approx

Agent Comments

10 Selby St MOUNT WAVERLEY 3149 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,444,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments

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