

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Waverley

Period - From 30/03/2025 to 29/03/2026 Source Property Data

### 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	26 Helen Rd CHADSTONE 3148	\$1,295,000	28/03/2026
2	11 Ripley St MOUNT WAVERLEY 3149	\$1,200,000	04/12/2025
3	40 Therese Av MOUNT WAVERLEY 3149	\$1,280,000	08/11/2025

**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: 30/03/2026 11:48



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
30/03/2025 - 29/03/2026: \$1,650,000

## Comparable Properties



26 Helen Rd CHADSTONE 3148 (REI)

Agent Comments



**Price:** \$1,295,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)

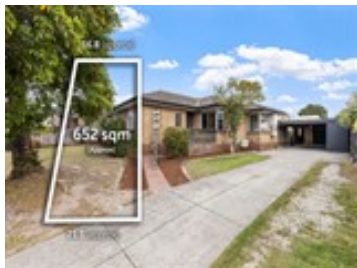


11 Ripley St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 04/12/2025  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



40 Therese Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx

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