

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 34 Oakern Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$3,750,000 & \$3,880,000

Median sale price

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

Period - From 12/01/2025 to 11/01/2026 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	32 Albert St MOUNT WAVERLEY 3149	\$3,750,000	02/08/2025
2			
3			

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: 12/01/2026 11:00

Jared Wei
03 8849 8088
0413 260 872
jaredwei@jellisrcraig.com.au



Property Type: House (Res)
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$3,750,000 - \$3,880,000
Median House Price
12/01/2025 - 11/01/2026: \$1,650,000

Comparable Properties



32 Albert St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$3,750,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 737 sqm approx

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.