

## 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

25 JOSEPHINE 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

\$2,080,000

&

\$2,136,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,625,000

Property type

House

Suburb

Mount Waverley

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

8 JOSEPHINE AVENUE MOUNT WAVERLEY VIC 3149	\$2,098,000	05-Apr-25
21 CLARKE PLACE MOUNT WAVERLEY VIC 3149	\$2,210,000	22-Mar-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: 05 May 2025



## 8 JOSEPHINE AVENUE MOUNT WAVERLEY VIC 3149

 5  3  2

Sold Price <sup>RS</sup> **\$2,098,000** Sold Date **05-Apr-25**

Distance **0.13km**



## 21 CLARKE PLACE MOUNT WAVERLEY VIC 3149

 4  3  2

Sold Price <sup>RS</sup> **\$2,210,000** Sold Date **22-Mar-25**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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