

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

| |
|--|
| 12 Josephine Avenue, Mount Waverley Vic 3149 |
|--|

Indicative selling price

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

Range between

| |
|-------------|
| \$1,500,000 |
|-------------|

 &

| |
|-------------|
| \$1,650,000 |
|-------------|

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 Pascall St MOUNT WAVERLEY 3149 | \$1,680,000 | 07/03/2026 |
| 2 | 51 Walker Rd MOUNT WAVERLEY 3149 | \$1,656,000 | 25/02/2026 |
| 3 | 80 Leeds Rd MOUNT WAVERLEY 3149 | \$1,601,000 | 06/12/2025 |

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:

| |
|------------------|
| 17/03/2026 15:06 |
|------------------|

12 Josephine Avenue, Mount Waverley Vic 3149

Steven Zervas
0423767621
steven@heavyside.co



 4  2  2

Property Type: House
Land Size: 715 sqm approx
Agent Comments

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

Comparable Properties



5 Pascall St MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 4  1  1

Price: \$1,680,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 713 sqm approx



51 Walker Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 4  2  4

Price: \$1,656,000
Method: Auction Sale
Date: 25/02/2026
Property Type: House (Res)
Land Size: 651 sqm approx



80 Leeds Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,601,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 803 sqm approx

Account - Heavyside



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