

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

20 Dean Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,650,000

 &

\$1,750,000

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	10 Regent St MOUNT WAVERLEY 3149	\$1,770,000	13/12/2025
2	2 Dean Av MOUNT WAVERLEY 3149	\$1,800,000	17/11/2025
3	2 Pamela St MOUNT WAVERLEY 3149	\$1,678,000	25/10/2025

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:

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5 3 2

Property Type: House
Land Size: 713 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000

Median House Price
Year ending December 2025: \$1,650,400

Comparable Properties



10 Regent St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 837 sqm approx



2 Dean Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Private Sale
Date: 17/11/2025
Property Type: House
Land Size: 1452 sqm approx



2 Pamela St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 3 2

Price: \$1,678,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 725 sqm approx

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