

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 REGENT STREET, MOUNT WAVERLEY, VIC 3149

Indicative selling price

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

Single price

or range between

\$1,836,000

&

\$2,049,000

Median sale price

Median price

\$1,683,694

Property Type

House

Suburb

MOUNT WAVERLEY

Period - From

1/11/22

to

1/11/23

Source

CoreLogic

Comparable property sales

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
160 LAWRENCE ROAD MOUNT WAVERLEY	\$2,004,500	19/08/23
24 ST. ALBANS ROAD MOUNT WAVERLEY	\$2,068,000	21/10/23
43 WAIMARIE DRIVE. MOUNT WAVERLEY	\$2,368,000	17/07/23

This Statement of Information was prepared on:

16/11/2023