

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

38 Bruce Street, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$2,900,000

&

\$3,100,000

Median sale price

Median price

\$1,647,500

Property Type

House

Suburb

Mount Waverley

Period - From

19/05/2025

to

18/11/2025

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
24 Irving Street Mount Waverley VIC 3149	\$3,020,000	14/06/2025
27 Lemana Crescent Mount Waverley VIC 3149	\$2,800,000	28/06/2025

This Statement of Information was prepared on:

20/11/2025