

# 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

32 Dickson Street, 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)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,640,000

Property Type

House

Suburb

Mount Waverley

Period - From

11/06/2025

to

10/12/2025

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
23 Surrey Crescent Oakleigh East VIC 3166	\$1,085,000	06/12/2025
136 Power Avenue Chadstone VIC 3148	\$1,150,000	08/11/2025
2 Walton Heath Crescent Mount Waverley VIC 3149	\$1,210,000	06/12/2025

This Statement of Information was prepared on:

11/12/2025