

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

2/24 Hansen Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,180,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/07/2025

to

30/09/2025

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	2/13 Woolert St ASHWOOD 3147	\$940,000	30/08/2025
2	1/23 Bolwarra St CHADSTONE 3148	\$922,800	25/06/2025
3	3/208 Stephenson Rd MOUNT WAVERLEY 3149	\$900,000	12/05/2025

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:

06/10/2025 09:46



 3  1  1

Property Type: Unit
Land Size: 326 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
September quarter 2025: \$1,180,000

Comparable Properties



2/13 Woolert St ASHWOOD 3147 (REI)

Agent Comments

 3  1  2

Price: \$940,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Villa



1/23 Bolwarra St CHADSTONE 3148 (REI/VG)

Agent Comments

 3  2  1

Price: \$922,800
Method: Private Sale
Date: 25/06/2025
Property Type: Unit
Land Size: 325 sqm approx



3/208 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  2  1

Price: \$900,000
Method: Private Sale
Date: 12/05/2025
Property Type: Unit

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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