

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 Olive Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,615,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/10/2025

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	37 Damon Rd MOUNT WAVERLEY 3149	\$1,300,000	29/11/2025
2	28 Pamela St MOUNT WAVERLEY 3149	\$1,300,000	08/11/2025
3	27 Oakpark Dr CHADSTONE 3148	\$1,300,000	08/10/2025

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:

31/01/2026 13:10



3 1 1

Property Type: House
Land Size: 732 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000
Median House Price
December quarter 2025: \$1,615,500

Comparable Properties



37 Damon Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 829 sqm approx



28 Pamela St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 823 sqm approx



27 Oakpark Dr CHADSTONE 3148 (REI)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Private Sale
Date: 08/10/2025
Property Type: House

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



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