

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

1/11 Arthurson Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,031,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/04/2026

to

30/06/2026

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	2/22 Marham Rd MOUNT WAVERLEY 3149	\$1,310,000	13/06/2026
2	1/363 Stephenson Rd MOUNT WAVERLEY 3149	\$1,480,080	11/03/2026
3	4/6-8 Amber Gr MOUNT WAVERLEY 3149	\$1,360,000	21/02/2026

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:

13/07/2026 12:11

1/11 Arthurson Street, Mount Waverley Vic 3149

shelter.

Mike Millington

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3 2 3

Property Type: Villa

Agent Comments

Nestled in a quiet street, footsteps from Mount Waverley Village and train station, this attractive single level home endearingly named Somerset is positioned at the front of just two, with no body corporate and a charming street presence.

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

June quarter 2026: \$1,031,000

Comparable Properties



2/22 Marsham Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,310,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 474 sqm approx



1/363 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,480,080

Method: Private Sale

Date: 11/03/2026

Property Type: Unit

Land Size: 366 sqm approx



4/6-8 Amber Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,360,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit

Account - Shelter Real Estate | P: 03 9889 3990



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