

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

1/22 AVONDALE GROVE MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Feb 2025

to

31 Jan 2026

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 6 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

2/66 LARCH CRESCENT MOUNT WAVERLEY VIC 3149	\$1,551,000	25-Oct-25
1/4 HILSEA COURT MOUNT WAVERLEY VIC 3149	\$1,625,000	29-Sep-25
22B SUNHILL ROAD MOUNT WAVERLEY VIC 3149	\$1,750,000	08-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 16 February 2026


**2/66 LARCH CRESCENT MOUNT
WAVERLEY VIC 3149**

 4
  3
  2

Sold Price **\$1,551,000** Sold Date **25-Oct-25**

Distance **1.99km**


**1/4 HILSEA COURT MOUNT
WAVERLEY VIC 3149**

 4
  3
  -

Sold Price **\$1,625,000** Sold Date **29-Sep-25**

Distance **1.77km**


**22B SUNHILL ROAD MOUNT
WAVERLEY VIC 3149**

 4
  3
  2

Sold Price ^{RS} **\$1,750,000** Sold Date **08-Jan-26**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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