

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

1/24 Hansen 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

\$1,123,500

Property Type

Unit

Suburb

Mount Waverley

Period - From

07/08/2025

to

06/08/2026

Source

Property Data

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	2/40 Leonie Av MOUNT WAVERLEY 3149	\$1,303,000	13/06/2026
2	1/2 Colebrook Av MOUNT WAVERLEY 3149	\$1,341,000	25/04/2026
3	17a Whiton St MOUNT WAVERLEY 3149	\$1,400,000	28/03/2026

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:

07/08/2026 09:32



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Unit Price
07/08/2025 - 06/08/2026: \$1,123,500

Comparable Properties



2/40 Leonie Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,303,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Townhouse (Res)
Land Size: 315 sqm approx

1/2 Colebrook Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,341,000
Method: Auction Sale
Date: 25/04/2026
Property Type: Townhouse (Res)
Land Size: 338 sqm approx



17a Whiton St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 725 sqm approx

Account - O'Brien Real Estate Mount Waverley | P: 03 9830 8000