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 BEN HOGAN COURT 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	$1,075,000	&	$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,612,500	Property type	House	Suburb	Mount Waverley
Period-from	01 Jun 2025	to	31 May 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
48 BERKELEY STREET HUNTINGDALE VIC 3166	$1,100,000	02-May-26
1755 DANDENONG ROAD OAKLEIGH EAST VIC 3166	$1,140,000	18-Feb-26
24 TURNBULL AVENUE OAKLEIGH EAST VIC 3166	$1,115,000	09-May-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.~~

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48 BERKELEY STREET HUNTINGDALE VIC 3166

3 1 2

Sold Price RS **$1,100,000** UN Sold Date **02-May-26**

Distance **1.81km**

1755 DANDENONG ROAD OAKLEIGH EAST VIC 3166

3 1 1

Sold Price **$1,140,000** Sold Date **18-Feb-26**

Distance **1.46km**

24 TURNBULL AVENUE OAKLEIGH EAST VIC 3166

4 2 2

Sold Price RS **$1,115,000** UN Sold Date **09-May-26**

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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