

# 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 Ian Grove, Mount Waverley VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,612,549

Property Type

House

Suburb

Mount Waverley

Period - From

20/10/2025

to

19/04/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property          | Price       | Date of sale |
|-----------------------------------------|-------------|--------------|
| 6 Hustler Court Mount Waverley VIC 3149 | \$1,550,000 | 12/03/2026   |
| 5 Islay Court Mount Waverley VIC 3149   | \$1,475,000 | 30/01/2026   |
| 6 Aikman Crescent Chadstone VIC 3148    | \$1,450,000 | 28/02/2026   |

This Statement of Information was prepared on:

20/04/2026