

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 Ryder Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,550,000

Property Type House

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	13 Ben Hogan Ct MOUNT WAVERLEY 3149	\$1,260,000	15/08/2026
2	3 Curtis Av MOUNT WAVERLEY 3149	\$1,310,000	08/08/2026
3	22 Solomon St MOUNT WAVERLEY 3149	\$1,300,000	23/05/2026

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:

25/08/2026 09:08



3 2 2

Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2026: \$1,550,000

Comparable Properties



13 Ben Hogan Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,260,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 650 sqm approx



3 Curtis Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 2

Price: \$1,310,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 725 sqm approx



22 Solomon St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 4

Price: \$1,300,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 651 sqm approx