

# 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

11 Robin 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

\$2,700,000

&

\$2,900,000

### Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

to

31/03/2026

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 | 4 Tambo Ct GLEN WAVERLEY 3150    | \$2,740,000 | 28/02/2026   |
| 2 | 12 Aldrin Dr MOUNT WAVERLEY 3149 | \$2,750,000 | 27/02/2026   |
| 3 | 2 Blossom Ct GLEN WAVERLEY 3150  | \$2,900,000 | 11/02/2026   |

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:

05/06/2026 11:57



 5  3  2

**Property Type:** House

**Land Size:** 775 sqm approx

**Agent Comments**

## Comparable Properties



**4 Tambo Ct GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 6  3  2

**Price:** \$2,740,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 669 sqm approx



**12 Aldrin Dr MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 5  4  2

**Price:** \$2,750,000

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** House

**Land Size:** 791 sqm approx



**2 Blossom Ct GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

 6  6  2

**Price:** \$2,900,000

**Method:** Sold Before Auction

**Date:** 11/02/2026

**Property Type:** House (Res)

**Land Size:** 664 sqm approx