

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

12 Ian Grove, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$1,390,000

&

\$1,450,000

Median sale price

Median price

\$1,615,500

Property Type

House

Suburb

Mount Waverley

Period - From

06/01/2026

to

05/07/2026

Source

pdol

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
33 Oakern St, Mount Waverley Vic	\$1,460,000	06/06/2026
8 Griffiths Ct, Mount Waverley Vic	\$1,376,500	28/03/2026
1 Ian Gr, Mount Waverley Vic	\$1,335,000	25/05/2026

This Statement of Information was prepared on:

07/07/2026