

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

13 Catherine Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

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	40 Leicester Av GLEN WAVERLEY 3150	\$2,350,000	19/09/2026
2	39 Avonhurst Dr GLEN WAVERLEY 3150	\$2,530,000	19/09/2026
3	11 Kingswood Av MOUNT WAVERLEY 3149	\$2,365,000	16/05/2026

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:

22/09/2026 14:22



Property Type: House (Res)

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



40 Leicester Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$2,350,000

Method: Auction Sale

Date: 19/09/2026

Property Type: House (Res)

Land Size: 728 sqm approx



39 Avonhurst Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$2,530,000

Method: Auction Sale

Date: 19/09/2026

Property Type: House (Res)

Land Size: 727 sqm approx

11 Kingswood Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$2,365,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 641 sqm approx