

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

2/2-4 DOYNTON PARADE MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,500

Property type

Other

Suburb

Mount Waverley

Period-from

01 May 2025

to

30 Apr 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 6 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

2/6 HARRY COURT MOUNT WAVERLEY VIC 3149	\$1,006,500	03-May-26
1/8 EDNA STREET MOUNT WAVERLEY VIC 3149	\$1,030,000	31-Jan-26
1/37 LEMANA CRESCENT MOUNT WAVERLEY VIC 3149	\$1,020,000	08-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 21 May 2026



2/6 HARRY COURT MOUNT WAVERLEY VIC 3149

 3  2  2

Sold Price ^{RS} **\$1,006,500** Sold Date **03-May-26**

Distance **1.73km**

1/8 EDNA STREET MOUNT WAVERLEY VIC 3149

 3  2  2

Sold Price **\$1,030,000** Sold Date **31-Jan-26**

Distance **0.11km**



1/37 LEMANA CRESCENT MOUNT WAVERLEY VIC 3149

 3  1  2

Sold Price **\$1,020,000** Sold Date **08-Dec-25**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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