

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

2/22 AVONDALE GROVE 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,618,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Feb 2025

to

31 Jan 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

1/22 MALCOLM COURT MOUNT WAVERLEY VIC 3149	\$1,432,000	20-Nov-25
2/66 LARCH CRESCENT MOUNT WAVERLEY VIC 3149	\$1,551,000	25-Oct-25
44 DARBYSHIRE ROAD MOUNT WAVERLEY VIC 3149	\$1,494,666	02-Sep-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: 16 February 2026



**1/22 MALCOLM COURT MOUNT
WAVERLEY VIC 3149**

 4  3  2

Sold Price ^{RS} **\$1,432,000** Sold Date **20-Nov-25**

Distance **1.13km**



**2/66 LARCH CRESCENT MOUNT
WAVERLEY VIC 3149**

 4  3  2

Sold Price **\$1,551,000** Sold Date **25-Oct-25**

Distance **1.99km**



**44 DARBYSHIRE ROAD MOUNT
WAVERLEY VIC 3149**

 4  3  2

Sold Price ^{RS} **\$1,494,666** Sold Date **02-Sep-25**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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