

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 MARSHAM ROAD 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

\$1,080,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

Unit

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

2/18 MORSHEAD AVENUE MOUNT WAVERLEY VIC 3149	\$1,181,000	21-Feb-26
2/17 CHEVIOT ROAD MOUNT WAVERLEY VIC 3149	\$1,150,000	09-May-26

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: 17 May 2026



2/18 MORSHEAD AVENUE MOUNT WAVERLEY VIC 3149

 3  1  2

Sold Price

^{RS} **\$1,181,000**

Sold Date

21-Feb-26

Distance

1.94km



2/17 CHEVIOT ROAD MOUNT WAVERLEY VIC 3149

 3  2  2

Sold Price

^{RS} **\$1,150,000** ^{UN}

Sold Date

09-May-26

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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