

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

2/26 Munro Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$760,000

&

\$810,000

Median sale price

Median price

\$909,600

Property Type

Unit

Suburb

Mount Waverley

Period - From

20/08/2025

to

19/08/2026

Source

Property Data

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	4/454 High Street Rd MOUNT WAVERLEY 3149	\$712,000	25/07/2026
2	3/26 Munro Av MOUNT WAVERLEY 3149	\$835,000	28/03/2026
3	3/28 Park La MOUNT WAVERLEY 3149	\$790,000	21/03/2026

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:

20/08/2026 12:10



Property Type:
Divorce/Estate/Family Transfers
Land Size: 170 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$810,000
Median Unit Price
20/08/2025 - 19/08/2026: \$909,600

Comparable Properties



4/454 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$712,000
Method: Private Sale
Date: 25/07/2026
Property Type: Unit



3/26 Munro Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 199 sqm approx



3/28 Park La MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$790,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 233 sqm approx