

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

2/30 BALES STREET 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

\$900,000

&

\$990,000

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

2/16 THERESE AVENUE MOUNT WAVERLEY VIC 3149	\$931,000	02-May-26
3/20-22 ALBERT STREET MOUNT WAVERLEY VIC 3149	\$1,005,000	14-Mar-26
1/7 KEVIN STREET MOUNT WAVERLEY VIC 3149	\$1,035,000	20-Mar-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: 11 May 2026



2/16 THERESE AVENUE MOUNT WAVERLEY VIC 3149

 3  2  1

Sold Price

^{RS}

\$931,000

Sold Date **02-May-26**

Distance

0.81km



3/20-22 ALBERT STREET MOUNT WAVERLEY VIC 3149

 3  2  2

Sold Price

^{RS}

\$1,005,000

Sold Date **14-Mar-26**

Distance

0.52km



1/7 KEVIN STREET MOUNT WAVERLEY VIC 3149

 3  1  1

Sold Price

^{RS}

\$1,035,000

Sold Date

^{UN}

20-Mar-26

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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