

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

2/35 Cash Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,358,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

02/04/2025

to

01/04/2026

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	b/12 Carolina St MOUNT WAVERLEY 3149	\$1,258,000	28/03/2026
2	3/21 Charles St MOUNT WAVERLEY 3149	\$1,210,000	13/12/2025
3	1/250 Waverley Rd MOUNT WAVERLEY 3149	\$1,215,000	29/11/2025

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:

02/04/2026 15:05

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Townhouse Price

02/04/2025 - 01/04/2026: \$1,358,000



 4  3  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

b/12 Carolina St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  1

Price: \$1,258,000

Method:

Date: 28/03/2026

Property Type: Townhouse (Single)

3/21 Charles St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,210,000

Method:

Date: 13/12/2025

Property Type: Townhouse (Single)



1/250 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,215,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)

Land Size: 280 sqm approx