

# 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

2/4 Cameron Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$840,000

### Median sale price

Median price

\$1,180,500

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/04/2025

to

31/03/2026

Source

REIV

### 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 | 2/1 Vasey Av MOUNT WAVERLEY 3149  | \$795,000 | 11/04/2026   |
| 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:

08/05/2026 11:32



2 1 2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/1 Vasey Av MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

2 1 1

**Price:** \$795,000

**Method:** Auction Sale

**Date:** 11/04/2026

**Property Type:** House (Res)



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

**Agent Comments**

2 1 1

**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)**

**Agent Comments**

2 1 1

**Price:** \$790,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** Unit

**Land Size:** 233 sqm approx