

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

23A Kay Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2026

to

30/06/2026

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	4a Sunhill Rd MOUNT WAVERLEY 3149	\$1,794,000	06/06/2026
2	10b Leyland Rd MOUNT WAVERLEY 3149	\$1,600,000	02/05/2026
3	1/1 Fir Ct MOUNT WAVERLEY 3149	\$1,699,000	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:

09/07/2026 00:31



 4  3  2

Property Type: House
Land Size: 372 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
June quarter 2026: \$1,550,000

Comparable Properties



4a Sunhill Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  2

Price: \$1,794,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 419 sqm approx



10b Leyland Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,600,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 291 sqm approx



1/1 Fir Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,699,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 365 sqm approx