

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

25b Ian Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$895,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

15/06/2025

to

14/06/2026

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	1/20 Kevin St MOUNT WAVERLEY 3149	\$780,000	30/04/2026
2	1B Highclere Av MOUNT WAVERLEY 3149	\$760,000	28/02/2026
3	1/39 Donald St MOUNT WAVERLEY 3149	\$860,000	28/02/2026

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:

15/06/2026 17:28

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Property Type: Unit
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median Unit Price
15/06/2025 - 14/06/2026: \$895,000

Comparable Properties



1/20 Kevin St MOUNT WAVERLEY 3149 (REI)

Agent Comments

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Price: \$780,000
Method: Private Sale
Date: 30/04/2026
Property Type: Unit
Land Size: 314 sqm approx



1B Highclere Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 2  1  2

Price: \$760,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit
Land Size: 374 sqm approx



1/39 Donald St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 2  1  1

Price: \$860,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Unit
Land Size: 224 sqm approx