

# 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

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

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,311,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

08/05/2024

to

07/05/2025

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 | 1/37 Larch Cr MOUNT WAVERLEY 3149     | \$1,554,000 | 03/05/2025   |
| 2 | 1b Debbie St MOUNT WAVERLEY 3149      | \$1,415,000 | 09/04/2025   |
| 3 | 2/336 Blackburn Rd GLEN WAVERLEY 3150 | \$1,501,000 | 02/03/2025   |

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:

08/05/2025 22:20