

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

3 Curtis Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,604,500

Property Type

House

Suburb

Mount Waverley

Period - From

09/07/2025

to

08/07/2026

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	6 Lesay Ct MOUNT WAVERLEY 3149	\$1,250,000	03/06/2026
2	22 Solomon St MOUNT WAVERLEY 3149	\$1,300,000	23/05/2026
3	20 Olive Av MOUNT WAVERLEY 3149	\$1,280,000	04/02/2026

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:

09/07/2026 11:17



Property Type:

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



6 Lesay Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 03/06/2026

Property Type: House (Res)

Land Size: 755 sqm approx



22 Solomon St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 651 sqm approx



20 Olive Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 04/02/2026

Property Type: House

Land Size: 732 sqm approx