

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

48 Ian Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,615,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/07/2025

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	41 Smyth St MOUNT WAVERLEY 3149	\$1,392,500	25/07/2026
2	8 Mayfield Dr MOUNT WAVERLEY 3149	\$1,360,000	29/06/2026
3	8 Griffiths Ct MOUNT WAVERLEY 3149	\$1,376,500	28/03/2026

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:

08/09/2026 09:42



Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



41 Smyth St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,392,500

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)

Land Size: 667 sqm approx



8 Mayfield Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 29/06/2026

Property Type: House (Res)

Land Size: 695 sqm approx



8 Griffiths Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,376,500

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 750 sqm approx