

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

4a Sunhill Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,365,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

30/04/2025

to

29/04/2026

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	2/3 Una St MOUNT WAVERLEY 3149	\$1,510,000	28/03/2026
2	1/1 Fir Ct MOUNT WAVERLEY 3149	\$1,699,000	21/03/2026
3	1/15 Windsor Av MOUNT WAVERLEY 3149	\$1,528,000	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:

30/04/2026 22:18



4 3 2

Property Type: Townhouse

Land Size: 425 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median Townhouse Price

30/04/2025 - 29/04/2026: \$1,365,000

Comparable Properties



2/3 Una St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,510,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 244 sqm approx



1/1 Fir Ct MOUNT WAVERLEY 3149 (REI)

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



1/15 Windsor Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,528,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 294 sqm approx