

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

6 Cooina Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	9 Meadow Cr MOUNT WAVERLEY 3149	\$1,609,000	30/05/2026
2	37 Irving St MOUNT WAVERLEY 3149	\$1,624,000	23/05/2026
3	16 Morshead Av MOUNT WAVERLEY 3149	\$1,675,000	27/03/2026

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:

21/08/2026 09:54

Costa Calaitzis

8849 8088

0400 110 489

costacalaitzis@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending June 2026: \$1,615,500



 3  1  1

Property Type: House

Land Size: 832 sqm approx

Agent Comments

Comparable Properties



9 Meadow Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,609,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 771 sqm approx



37 Irving St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  2  2

Price: \$1,624,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 739 sqm approx



16 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,675,000

Method: Private Sale

Date: 27/03/2026

Property Type: House

Land Size: 766 sqm approx

Account - Jellis Craig | P: 03 88498088