

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 Eton Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,490,000

&

\$1,570,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Mount Waverley

Period - From 15/09/2025

to

14/09/2026

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	41 Alice St MOUNT WAVERLEY 3149	\$1,470,000	14/08/2026
2	2 Carolina St MOUNT WAVERLEY 3149	\$1,480,000	28/07/2026
3	95 Marianne Way MOUNT WAVERLEY 3149	\$1,460,000	11/07/2026

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:

15/09/2026 11:15



3
 1
 2

Property Type: House
Land Size: 732 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,490,000 - \$1,570,000
Median House Price
 15/09/2025 - 14/09/2026: \$1,550,000

Comparable Properties



41 Alice St MOUNT WAVERLEY 3149 (REI)

Agent Comments

5
 4
 2

Price: \$1,470,000
Method: Sold Before Auction
Date: 14/08/2026
Property Type: House (Res)
Land Size: 754 sqm approx



2 Carolina St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4
 2
 3

Price: \$1,480,000
Method: Private Sale
Date: 28/07/2026
Property Type: House (Res)



95 Marianne Way MOUNT WAVERLEY 3149 (REI)

Agent Comments

4
 1
 2

Price: \$1,460,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 725 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977