

# 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 Vista Avenue, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,540,000

### Median sale price

Median price

\$1,563,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2026

to

31/03/2026

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 | 22 Lewis St MOUNT WAVERLEY 3149      | \$1,540,000 | 01/04/2026   |
| 2 | 1 Hillside Rd MOUNT WAVERLEY 3149    | \$1,475,000 | 14/03/2026   |
| 3 | 77 Headingley Rd MOUNT WAVERLEY 3149 | \$1,450,000 | 17/12/2025   |

**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:

04/05/2026 16:36



**Property Type:** house

**Land Size:** 729 sqm approx

Agent Comments

## Comparable Properties



**22 Lewis St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,540,000

**Method:** Private Sale

**Date:** 01/04/2026

**Property Type:** House

**Land Size:** 654 sqm approx



**1 Hillside Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**77 Headingly Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 17/12/2025

**Property Type:** House (Res)

**Land Size:** 759 sqm approx