

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

7 Amesbury Court, 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	8 Mayfield Dr MOUNT WAVERLEY 3149	\$1,360,000	29/06/2026
2	33 Oakern St MOUNT WAVERLEY 3149	\$1,460,000	06/06/2026
3	3 Orrell Ct MOUNT WAVERLEY 3149	\$1,380,888	01/06/2026

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:

14/07/2026 22:30



3 2 2

Property Type: House
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending June 2026: \$1,615,500

Comparable Properties



8 Mayfield Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,360,000
Method: Private Sale
Date: 29/06/2026
Property Type: House
Land Size: 695 sqm approx



33 Oakern St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,460,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 723 sqm approx



3 Orrell Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,380,888
Method: Private Sale
Date: 01/06/2026
Property Type: House (Res)