

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 Cooinda 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.

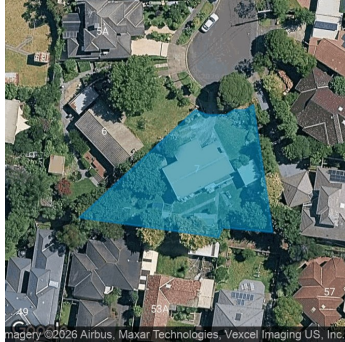
	Address of comparable property	Price	Date of sale
1	11 Kemp Av MOUNT WAVERLEY 3149	\$1,638,000	06/08/2026
2	9 Meadow Cr MOUNT WAVERLEY 3149	\$1,609,000	30/05/2026
3	37 Irving St MOUNT WAVERLEY 3149	\$1,624,000	23/05/2026

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 10:02



Property Type: House

Land Size: 799 sqm approx

Agent Comments

Comparable Properties



11 Kemp Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,638,000

Method: Sold Before Auction

Date: 06/08/2026

Property Type: House (Res)

Land Size: 697 sqm approx



9 Meadow Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments



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



Price: \$1,624,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 739 sqm approx