

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

8 Avondale Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$3,600,000

&

\$3,900,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Mount Waverley

Period - From 01/04/2025

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	34 Oakern St MOUNT WAVERLEY 3149	\$3,438,800	04/04/2026
2	52 Alvie Rd MOUNT WAVERLEY 3149	\$4,100,000	27/12/2025
3	27 Regent St MOUNT WAVERLEY 3149	\$3,580,000	19/11/2025

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:

05/05/2026 15:31



 5  3  6

Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
 \$3,600,000 - \$3,900,000
Median House Price
 Year ending March 2026: \$1,650,000

Comparable Properties



34 Oakern St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  5  3

Price: \$3,438,800
Method: Private Sale
Date: 04/04/2026
Property Type: House



52 Alvie Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  5  2

Price: \$4,100,000
Method: Private Sale
Date: 27/12/2025
Property Type: House
Land Size: 749 sqm approx



27 Regent St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$3,580,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 2655 sqm approx

Account - Marshall White | P: 03 9822 9999