

# 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

10 Inverell 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

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Mount Waverley

Period - From

23/10/2024

to

22/04/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11 Katandra Court Mount Waverley VIC 3149	\$1,510,000	22/02/2025
67 Headingly Road Mount Waverley VIC 3149	\$1,600,000	08/04/2025
4 Lyons Street Mount Waverley VIC 3149	\$1,665,000	05/04/2025

This Statement of Information was prepared on:

23/04/2025