

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

221/436-442 Huntingdale Road, Mount Waverley VIC 3149

Indicative selling price

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

Single price

\$359,000

Median sale price

Median price

\$1,060,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

24/08/2024

to

23/02/2025

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 of the 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
214/436-442 Huntingdale Road Mount Waverley VIC 3149	\$380,000	20/12/2024
103/21 Collins Street Chadstone VIC 3148	\$365,000	22/10/2024
102/83-85 Drummond Street Oakleigh VIC 3166	\$367,000	13/11/2024

This Statement of Information was prepared on:

24/02/2025