

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	4/1 Sadie Street, Mount Waverley, VIC 3149
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Indicative selling price

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

Single Price	\$885,000
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Median sale price

Median price	\$1,050,000	Property Type	Unit	Suburb	Mount Waverley (3149)
Period - From	01/03/2024	to	28/02/2025	Source	Mount Waverley

Comparable property sales

A These are two 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
13 GATEWAY CLOSE, CHADSTONE VIC 3148	\$882,000	22/02/2025
2/12 HALLIDAY STREET, MOUNT WAVERLEY VIC 3149	\$881,000	16/11/2024

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: 12/03/2025