

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

9 St Cloud Court, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,613,450

Property Type

House

Suburb

Mount Waverley

Period - From

29/07/2024

to

28/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
6 Marcella Court Oakleigh East VIC 3166	\$1,250,000	18/11/2024
22 Selby Street Mount Waverley VIC 3149	\$1,180,000	01/12/2024

This Statement of Information was prepared on:

30/01/2025