

# 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

6 Stewart Street, 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

\$1,650,000

&

\$1,699,000

### Median sale price

Median price

\$1,618,000

Property Type

House

Suburb

Mount Waverley

Period - From

19/08/2024

to

18/02/2025

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
7 Glendowan Road Mount Waverley VIC 3149	\$1,731,000	10/02/2025
6 Corowa Court Mount Waverley VIC 3149	\$1,650,000	07/12/2024
23 Walker Road Mount Waverley VIC 3149	\$1,760,000	07/12/2024

This Statement of Information was prepared on:

19/02/2025