

# 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

\$1,550,000

&

\$1,650,000

### Median sale price

Median price

\$1,613,450

Property Type

House

Suburb

Mount Waverley

Period - From

09/07/2024

to

08/01/2025

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
8 Wills Avenue Mount Waverley VIC 3149	\$1,610,000	14/12/2024
26 Marsham Road Mount Waverley VIC 3149	\$1,630,000	09/12/2024
15 French Street Mount Waverley VIC 3149	\$1,655,000	13/12/2024

This Statement of Information was prepared on:

09/01/2025