

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

118/436-442 Huntingdale Road, Mount Waverley VIC 3149

Indicative selling price

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

Single price \$479,000

Median sale price

Median price \$1,060,000

Property Type Unit

Suburb Mount Waverley

Period - From 21/08/2024

to 20/02/2025

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 |
|--------------------------------|-------|--------------|
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This Statement of Information was prepared on:

21/02/2025