

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

1/3 Gwynne Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$910,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

10/10/2024

to

09/10/2025

Source

Property Data

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

A* These are the three 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
1	4/177-181 Blackburn Rd MOUNT WAVERLEY 3149	\$905,000	30/08/2025
2	1/1 Edna St MOUNT WAVERLEY 3149	\$855,000	30/07/2025
3	3/208 Stephensons Rd MOUNT WAVERLEY 3149	\$900,000	12/05/2025

OR

~~**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:

10/10/2025 08:54



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
10/10/2024 - 09/10/2025: \$910,000

Comparable Properties



4/177-181 Blackburn Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$905,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 196 sqm approx



1/1 Edna St MOUNT WAVERLEY 3149 (VG) Agent Comments



Price: \$855,000
Method: Sale
Date: 30/07/2025
Property Type: Flat/Unit/Apartment (Res)



3/208 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$900,000
Method: Private Sale
Date: 12/05/2025
Property Type: Unit

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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