

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

1/10 Montgomery Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,070,000

Median sale price

Median price

\$1,662,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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	1/20 Torroodun St MOUNT WAVERLEY 3149	\$1,000,000	09/04/2025
2	1/10 Delmore Cr GLEN WAVERLEY 3150	\$1,065,000	29/03/2025
3	1/85 Headingley Rd MOUNT WAVERLEY 3149	\$1,070,000	22/03/2025

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:

25/08/2025 09:02



3 2 2

Property Type: Unit
Land Size: 321 sqm approx
Agent Comments

Indicative Selling Price
\$1,070,000
Median House Price
June quarter 2025: \$1,662,500

Comparable Properties



1/20 Torroodun St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000
Method: Sold Before Auction
Date: 09/04/2025
Property Type: Unit



1/10 Delmore Cr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 1 1

Price: \$1,065,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit



1/85 Headingley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 1

Price: \$1,070,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit

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



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