

## 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

1/460 Highbury Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,611,774

Property type

House

Suburb

Mount Waverley

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

4/14-18 SESAME STREET MOUNT WAVERLEY VIC 3149	\$1,190,000	12-Jun-25
1/4 MOROCCO COURT GLEN WAVERLEY VIC 3150	\$1,315,000	12-Jul-25
1/648 Highbury Road Glen Waverley VIC 3150	\$1,240,000	19-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 12 September 2025



4/14-18 SESAME STREET MOUNT  
WAVERLEY VIC 3149

3 2 2

Sold Price \$1,190,000 Sold Date 12-Jun-25

Distance 0.68km



1/4 MOROCCO COURT GLEN  
WAVERLEY VIC 3150

3 2 1

Sold Price \$1,315,000 Sold Date 12-Jul-25

Distance 1.27km



1/648 HIGHBURY ROAD GLEN  
WAVERLEY VIC 3150

3 2 2

Sold Price <sup>RS</sup> \$1,240,000 Sold Date 19-Jul-25

Distance 1.84km

RS = Recent sale UN = Undisclosed Sale

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