

# 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

14 Aldrin Drive, 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 \$850,000 & \$935,000

### Median sale price

Median price \$915,000 Property Type Unit Suburb Mount Waverley

Period - From 27/05/2025 to 26/05/2026 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	2/76 Eley Rd BURWOOD 3125	\$840,000	19/04/2026
2	25/12 Surrey Rd MOUNT WAVERLEY 3149	\$895,000	24/03/2026
3	100 Middleborough Rd BLACKBURN SOUTH 3130	\$880,000	12/03/2026

**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:

27/05/2026 13:00



**Property Type:** Strata Unit/Flat

**Land Size:** 293 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$935,000

**Median Unit Price**

27/05/2025 - 26/05/2026: \$915,000

## Comparable Properties



**2/76 Eley Rd BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$840,000

**Method:** Auction Sale

**Date:** 19/04/2026

**Property Type:** Unit



**25/12 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$895,000

**Method:** Sold Before Auction

**Date:** 24/03/2026

**Property Type:** Townhouse (Res)



**100 Middleborough Rd BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 12/03/2026

**Property Type:** House

**Land Size:** 406 sqm approx

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