

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

15/577 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

3/4 CAMERON STREET MOUNT WAVERLEY VIC 3149	\$728,300	07-Jan-25
2/474-476 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$750,000	03-Dec-24
2/495 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$760,000	09-Feb-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: 24 April 2025



3/4 CAMERON STREET MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$728,300** Sold Date **07-Jan-25**

Distance **0.28km**



2/474-476 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$750,000** Sold Date **03-Dec-24**

Distance **1.78km**



2/495 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$760,000** Sold Date **09-Feb-25**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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