

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

2/23 Headingley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,160,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/07/2025

to

30/06/2026

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	1/6 Valley Rd MOUNT WAVERLEY 3149	\$1,180,000	08/08/2026
2	2/17 Cheviot Rd MOUNT WAVERLEY 3149	\$1,150,000	09/05/2026
3			

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:

24/08/2026 16:13



3 2 2

Property Type: House
Land Size: 406 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000

Median Unit Price
Year ending June 2026: \$1,160,000

Comparable Properties



1/6 Valley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,180,000
Method: Auction Sale
Date: 08/08/2026
Property Type: Unit
Land Size: 421 sqm approx



2/17 Cheviot Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Private Sale
Date: 09/05/2026
Property Type: Unit
Land Size: 319 sqm approx

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.