

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

2/43 Windsor Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/07/2025

to

30/09/2025

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	2/357 Stephenson's Rd MOUNT WAVERLEY 3149	\$1,094,000	22/10/2025
2	1/10 Montgomery Av MOUNT WAVERLEY 3149	\$990,000	02/09/2025
3	53a Albert St MOUNT WAVERLEY 3149	\$930,000	09/08/2025

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:

23/10/2025 09:57



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
September quarter 2025: \$1,180,000

Comparable Properties



2/357 Stepsons Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,094,000
Method: Private Sale
Date: 22/10/2025
Property Type: Unit



1/10 Montgomery Av MOUNT WAVERLEY 3149 (REI/IG) Agent Comments



Price: \$990,000
Method: Private Sale
Date: 02/09/2025
Property Type: Unit
Land Size: 321 sqm approx



53a Albert St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$930,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 444 sqm approx

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



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