

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

2/48 Torroodun Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,315,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

21/09/2024

to

20/09/2025

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	1/20 Torroodun St MOUNT WAVERLEY 3149	\$1,000,000	09/04/2025
2	1/3 Ross Ct MOUNT WAVERLEY 3149	\$960,000	06/08/2025
3	1/15 Illuka Cr MOUNT WAVERLEY 3149	\$990,000	19/07/2025

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:

29/09/2025 11:08



3 3 2

Property Type: Townhouse
Land Size: 249 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
21/09/2024 - 20/09/2025: \$1,315,000

Comparable Properties



1/20 Torroodun St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,000,000
Method:
Date: 09/04/2025
Property Type: Townhouse (Single)



1/3 Ross Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 1

Price: \$960,000
Method: Private Sale
Date: 06/08/2025
Property Type: Townhouse (Single)
Land Size: 216 sqm approx



1/15 Illuka Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 1

Price: \$990,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Res)