

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

2/534 WAVERLEY 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

\$860,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2024

to

30 Jun 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

3/15 HILLCREST AVENUE CHADSTONE VIC 3148	\$930,000	19-Apr-25
4/1 SADIE STREET MOUNT WAVERLEY VIC 3149	\$880,000	16-Apr-25
5/3 KEYLANA BOULEVARD MOUNT WAVERLEY VIC 3149	\$835,000	10-May-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.~~

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Martina McArdle
P 0491063411
M 0491063411
E martina.mcardle@little.com.au



**3/15 HILLCREST AVENUE
CHADSTONE VIC 3148**

3 2 1

Sold Price ^{RS} **\$930,000** ^{UN} Sold Date **19-Apr-25**

Distance **3.47km**



**4/1 SADIE STREET MOUNT
WAVERLEY VIC 3149**

3 2 1

Sold Price **\$880,000** Sold Date **16-Apr-25**

Distance **2.45km**



**5/3 KEYLANA BOULEVARD
MOUNT WAVERLEY VIC 3149**

3 2 1

Sold Price ^{RS} **\$835,000** Sold Date **10-May-25**

Distance **0.93km**

RS = Recent sale **UN** = Undisclosed Sale

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