

# 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

2/6 Mclochlan Street, Mount Waverley VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,250,000

### Median sale price

Median price

\$1,072,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

07/06/2025

to

06/12/2025

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/7A Jordan Street Ashwood VIC 3147	\$1,283,000	18/08/2025
1/39 Jordan Street Ashwood VIC 3147	\$1,270,000	04/10/2025
2/29 Kemp Avenue Mount Waverley VIC 3149	\$1,200,888	08/10/2025

This Statement of Information was prepared on:

08/12/2025