

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

21 Emerald Street, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,612,500

Property Type

House

Suburb

Mount Waverley

Period - From

20/02/2026

to

19/08/2026

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
3 Monomeith Crescent Mount Waverley VIC 3149	\$1,355,000	17/03/2026
6 Ivy Court Mount Waverley VIC 3149	\$1,400,000	04/07/2026
26 Marianne Way Mount Waverley VIC 3149	\$1,365,000	28/03/2026

This Statement of Information was prepared on:

20/08/2026