

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

22 AMBER GROVE 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

\$1,980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,500

Property type

House

Suburb

Mount Waverley

Period-from

01 May 2025

to

30 Apr 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 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

4 MUMMERY STREET MOUNT WAVERLEY VIC 3149	\$1,960,000	14-Mar-26
29 MUMMERY STREET MOUNT WAVERLEY VIC 3149	\$2,061,000	21-Dec-24
56 VIRGINIA STREET MOUNT WAVERLEY VIC 3149	\$2,100,000	06-Dec-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.~~

This Statement of Information was prepared on: 08 May 2026

Zhiying Feng

M 0450811055

E danae.feng@firststandco.com.au



4 MUMMERY STREET MOUNT WAVERLEY VIC 3149

 3  1  1

Sold Price ^{RS} **\$1,960,000** Sold Date **14-Mar-26**

Distance **0.41km**



29 MUMMERY STREET MOUNT WAVERLEY VIC 3149

 2  2  2

Sold Price **\$2,061,000** Sold Date **21-Dec-24**

Distance **0.6km**



56 VIRGINIA STREET MOUNT WAVERLEY VIC 3149

 4  2  2

Sold Price **\$2,100,000** Sold Date **06-Dec-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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