

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

23 Amber Grove, Mount Waverley VIC 3149

Indicative selling price

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

Single price

\$3,185,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Mount Waverley

Period - From

25/03/2026

to

24/09/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
9 Bond Street Mount Waverley VIC 3149	\$3,225,000	16/05/2026
10 Russell Crescent Mount Waverley VIC 3149	\$3,150,000	30/05/2026

This Statement of Information was prepared on:

25/09/2026