

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

3/2-4 DOYNTON PARADE 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

\$1,150,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,500

Property type

Other

Suburb

Mount Waverley

Period-from

01 Aug 2025

to

31 Jul 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

2/2 YANGOORA COURT MOUNT WAVERLEY VIC 3149	\$1,161,000	10-Apr-26
1/6 VALLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,180,000	08-Aug-26
2/115 COLEMAN PARADE GLEN WAVERLEY VIC 3150	\$1,168,000	23-May-26

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: 24 August 2026

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2/2 YANGOORA COURT MOUNT WAVERLEY VIC 3149

 3  2  2

Sold Price

\$1,161,000

Sold Date **10-Apr-26**

Distance

1.2km



1/6 VALLEY ROAD MOUNT WAVERLEY VIC 3149

 3  1  1

Sold Price

^{RS} **\$1,180,000**

Sold Date **08-Aug-26**

Distance

1.41km



2/115 COLEMAN PARADE GLEN WAVERLEY VIC 3150

 4  2  2

Sold Price

\$1,168,000

Sold Date **23-May-26**

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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