

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 KINGSLEY 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

or range
between

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Oct 2024

to

30 Sep 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 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

1/72 TALBOT ROAD MOUNT WAVERLEY VIC 3149	\$1,205,000	26-Aug-25
4/22 ADRIENNE CRESCENT MOUNT WAVERLEY VIC 3149	\$1,150,000	20-Sep-25
3/4 CORA COURT MOUNT WAVERLEY VIC 3149	\$1,270,000	28-Jun-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: 27 October 2025


**1/72 TALBOT ROAD MOUNT
WAVERLEY VIC 3149**

 4
  3
  1

Sold Price

\$1,205,000

Sold Date **26-Aug-25**

Distance

0.52km

**4/22 ADRIENNE CRESCENT
MOUNT WAVERLEY VIC 3149**

 4
  3
  2

Sold Price

^{RS} **\$1,150,000**

Sold Date **20-Sep-25**

Distance

0.84km

**3/4 CORA COURT MOUNT
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price

\$1,270,000

Sold Date **28-Jun-25**

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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