

## 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

3/44 CARROL GROVE MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,609,999

Property type

Other

Suburb

Mount Waverley

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

1/42 CARROL GROVE MOUNT WAVERLEY VIC 3149	\$675,000	17-Jun-25
2/24 SELBY STREET MOUNT WAVERLEY VIC 3149	\$742,500	23-Feb-25
4/1 ADRIENNE CRESCENT MOUNT WAVERLEY VIC 3149	\$690,000	03-May-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: 01 July 2025

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## 1/42 CARROL GROVE MOUNT WAVERLEY VIC 3149

 2  1  2

Sold Price <sup>RS</sup> **\$675,000** <sup>UN</sup> Sold Date **17-Jun-25**

Distance **0.02km**



## 2/24 SELBY STREET MOUNT WAVERLEY VIC 3149

 2  1  1

Sold Price **\$742,500** Sold Date **23-Feb-25**

Distance **0.34km**



## 4/1 ADRIENNE CRESCENT MOUNT WAVERLEY VIC 3149

 2  1  1

Sold Price <sup>RS</sup> **\$690,000** <sup>UN</sup> Sold Date **03-May-25**

Distance **0.51km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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