

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

4/1 SAMPSON DRIVE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,072,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2024

to

31 Oct 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

3/474-476 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$790,000	14-Jun-25
4/439 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$760,000	05-Jul-25
5/285-289 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$750,000	30-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: 25 November 2025



3/474-476 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$790,000** Sold Date **14-Jun-25**

Distance **0.81km**



4/439 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$760,000** Sold Date **05-Jul-25**

Distance **0.87km**



5/285-289 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$750,000** Sold Date **30-Jun-25**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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