

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 HOVEA COURT 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

\$1,470,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,618,000

Property type

House

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

6 STEWART STREET MOUNT WAVERLEY VIC 3149	\$1,650,000	17-May-25
16 STOCKS ROAD MOUNT WAVERLEY VIC 3149	\$1,470,000	11-Oct-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.

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**6 STEWART STREET MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price **\$1,650,000** Sold Date **17-May-25**

Distance **0.54km**



**16 STOCKS ROAD MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price ^{RS} **\$1,470,000** Sold Date **11-Oct-25**

Distance **1.85km**

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

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