

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

5 CHANTILLY STREET 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

\$1,780,000

&

\$1,880,000

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

4 SUNNYSIDE ROAD MOUNT WAVERLEY VIC 3149	\$1,700,000	10-Jun-25
4 KINGSWOOD AVENUE MOUNT WAVERLEY VIC 3149	\$1,825,000	19-Jul-25
8 MOOREA COURT MOUNT WAVERLEY VIC 3149	\$1,830,000	06-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: 05 November 2025

Bruce Sun

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4 SUNNYSIDE ROAD MOUNT WAVERLEY VIC 3149

 3  1  2

Sold Price

\$1,700,000

Sold Date

10-Jun-25

Distance

0.16km



4 KINGSWOOD AVENUE MOUNT WAVERLEY VIC 3149

 4  2  2

Sold Price

\$1,825,000

Sold Date

19-Jul-25

Distance

0.57km



8 MOOREA COURT MOUNT WAVERLEY VIC 3149

 4  2  2

Sold Price

\$1,830,000

Sold Date

06-Jun-25

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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