

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

8/2-4 DOYNTON PARADE 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

\$1,480,000

&

\$1,580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,500

Property type

Other

Suburb

Mount Waverley

Period-from

01 May 2025

to

30 Apr 2026

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

3/32 PEPPERELL AVENUE GLEN WAVERLEY VIC 3150	\$1,570,000	11-Apr-26
2/3 UNA STREET MOUNT WAVERLEY VIC 3149	\$1,510,000	28-Mar-26
3/24 MUMMERY STREET MOUNT WAVERLEY VIC 3149	\$1,522,800	12-Dec-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: 21 May 2026



3/32 PEPPERELL AVENUE GLEN WAVERLEY VIC 3150

 4  3  2

Sold Price **\$1,570,000** Sold Date **11-Apr-26**

Distance **0.51km**



2/3 UNA STREET MOUNT WAVERLEY VIC 3149

 4  3  2

Sold Price ^{RS} **\$1,510,000** ^{UN} Sold Date **28-Mar-26**

Distance **0.79km**



3/24 MUMMERY STREET MOUNT WAVERLEY VIC 3149

 4  3  2

Sold Price **\$1,522,800** Sold Date **12-Dec-25**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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