

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 Kathleen Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,662,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 six 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	3 Gordon Rd MOUNT WAVERLEY 3149	\$1,653,000	02/08/2025
2	14 Larch Cr MOUNT WAVERLEY 3149	\$1,660,000	03/05/2025
3	18 Sim St MOUNT WAVERLEY 3149	\$1,755,000	29/04/2025

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 six months.~~

This Statement of Information was prepared on:

24/09/2025 15:29



4 2 3

Rooms: 6
Property Type: House
Land Size: 902 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
June quarter 2025: \$1,662,500

Comparable Properties



3 Gordon Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 4

Price: \$1,653,000
Method: Private Sale
Date: 02/08/2025
Property Type: House
Land Size: 856 sqm approx



14 Larch Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,660,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House
Land Size: 679 sqm approx



18 Sim St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,755,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 654 sqm approx