

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

8 ST ALBANS STREET, MOUNT WAVERLEY, VIC 3149

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$4,480,000

&

\$4,680,000

Median sale price

Median price

\$1,609,999

Property Type

House

Suburb

MOUNT WAVERLEY

Period - From

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales

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
7 FRANCIS STREET MOUNT WAVERLEY VIC 3149	\$4,030,000	10-May-25
45 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	\$3,908,000	04-Feb-25
5 JUBILEE STREET MOUNT WAVERLEY VIC 3149	\$3,900,000	21-Sep-24

This Statement of Information was prepared on:

26/06/2025