

## 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

8A HAYFIELD ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,280,000

&

\$1,398,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 1/22 HILTON STREET MOUNT WAVERLEY VIC 3149   | \$1,403,000 | 05-Jul-25 |
| 28B QUAINANCE STREET MOUNT WAVERLEY VIC 3149 | \$1,355,000 | 27-Mar-25 |
| 94 LECHTE ROAD MOUNT WAVERLEY VIC 3149       | \$1,360,000 | 22-Jan-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: 09 July 2025

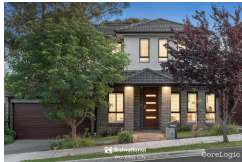


## 1/22 HILTON STREET MOUNT WAVERLEY VIC 3149

 4  2  2

Sold Price <sup>RS</sup> **\$1,403,000** Sold Date **05-Jul-25**

Distance **0.8km**



## 28B QUAINANCE STREET MOUNT WAVERLEY VIC 3149

 4  3  2

Sold Price **\$1,355,000** Sold Date **27-Mar-25**

Distance **1.26km**



## 94 LECHTE ROAD MOUNT WAVERLEY VIC 3149

 4  3  2

Sold Price **\$1,360,000** Sold Date **22-Jan-25**

Distance **1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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