

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
4-Bedrooms, 4-Bathrooms, 2-Study, 2 Car Garage
Internal Size: 291.4 sqm (approx.) Land Size: 354 sqm (approx.)
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

\$2,265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2024

to

31 Aug 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

17B ST CLAIR CRESCENT MOUNT WAVERLEY VIC 3149	\$2,223,000	31-May-25
98 MARIANNE WAY MOUNT WAVERLEY VIC 3149	\$2,190,000	13-Apr-24
367 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$2,123,000	25-Oct-24

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: 22 September 2025


**17B ST CLAIR CRESCENT MOUNT
WAVERLEY VIC 3149**
 4  4  2

 Sold Price ^{RS} **\$2,223,000** Sold Date **31-May-25**

 Distance **1.52km**

**98 MARIANNE WAY MOUNT
WAVERLEY VIC 3149**
 5  3  3

 Sold Price **\$2,190,000** Sold Date **13-Apr-24**

 Distance **1.32km**

**367 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**
 3  3  2

 Sold Price **\$2,123,000** Sold Date **25-Oct-24**

 Distance **1.49km**
RS = Recent sale

UN = Undisclosed Sale

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