

# 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

MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,910,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2025

to

31 Mar 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 13B RUSSELL CRESCENT MOUNT WAVERLEY VIC 3149 | \$1,876,000 | 14-Mar-26 |
| 2/25 MORSHEAD AVENUE MOUNT WAVERLEY VIC 3149 | \$1,910,500 | 08-Nov-25 |
| 8B MEADOW CRESCENT MOUNT WAVERLEY VIC 3149   | \$1,915,000 | 29-Mar-26 |

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.~~

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## 13B RUSSELL CRESCENT MOUNT WAVERLEY VIC 3149

 4  3  2

Sold Price <sup>RS</sup> **\$1,876,000** Sold Date **14-Mar-26**

Distance **0.38km**



## 2/25 MORSHEAD AVENUE MOUNT WAVERLEY VIC 3149

 4  3  -

Sold Price **\$1,910,500** Sold Date **08-Nov-25**

Distance **1.86km**



## 8B MEADOW CRESCENT MOUNT WAVERLEY VIC 3149

 4  3  2

Sold Price <sup>RS</sup> **\$1,915,000** <sup>UN</sup> Sold Date **29-Mar-26**

Distance **1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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