

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

2/6 HARRY COURT 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

or range
between

\$900,000

&

\$990,000

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

1/7 FLETCHER COURT MOUNT WAVERLEY VIC 3149	\$1,200,000	28-Feb-26
1/29 KINGSLEY GROVE MOUNT WAVERLEY VIC 3149	\$1,200,000	29-Nov-25
2/13 MUNRO AVENUE MOUNT WAVERLEY VIC 3149	-	21-Feb-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.~~

This Statement of Information was prepared on: 20 April 2026



**1/7 FLETCHER COURT MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price ^{RS} **\$1,200,000** Sold Date **28-Feb-26**

Distance **1.2km**



**1/29 KINGSLEY GROVE MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price **\$1,200,000** Sold Date **29-Nov-25**

Distance **1.46km**



**2/13 MUNRO AVENUE MOUNT
WAVERLEY VIC 3149**

 3  2  1

Sold Price ^{RS UN} **-** Sold Date **21-Feb-26**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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