

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

2/27 PARK ROAD 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

\$950,000

&

\$1,045,000

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

2/1 EMERALD STREET MOUNT WAVERLEY VIC 3149	\$980,000	17-Mar-26
1/34 IRVING STREET MOUNT WAVERLEY VIC 3149	\$1,008,000	19-Feb-26
3/20-22 ALBERT STREET MOUNT WAVERLEY VIC 3149	\$1,005,000	14-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.~~

This Statement of Information was prepared on: 21 April 2026


**2/1 EMERALD STREET MOUNT
WAVERLEY VIC 3149**
 3
  2
  2

 Sold Price ^{RS} **\$980,000** ^{UN} Sold Date **17-Mar-26**

 Distance **1.03km**

**1/34 IRVING STREET MOUNT
WAVERLEY VIC 3149**
 3
  2
  1

 Sold Price **\$1,008,000** Sold Date **19-Feb-26**

 Distance **1.21km**

**3/20-22 ALBERT STREET MOUNT
WAVERLEY VIC 3149**
 3
  2
  2

 Sold Price ^{RS} **\$1,005,000** Sold Date **14-Mar-26**

 Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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