

## 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

1/22 AVONDALE GROVE 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

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jun 2025

to

31 May 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

1/1 FIR COURT MOUNT WAVERLEY VIC 3149	\$1,701,000	21-Mar-26
1/7 ST JOHNS WOOD ROAD MOUNT WAVERLEY VIC 3149	\$1,500,000	30-May-26
1/42 ALBERT STREET MOUNT WAVERLEY VIC 3149	\$1,705,500	22-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: 03 June 2026



**1/1 FIR COURT MOUNT WAVERLEY  
VIC 3149**

 4  3  2

Sold Price

<sup>RS</sup> **\$1,701,000**

Sold Date

**21-Mar-26**

Distance

**0.89km**



**1/7 ST JOHNS WOOD ROAD  
MOUNT WAVERLEY VIC 3149**

 4  3  2

Sold Price

<sup>RS</sup> **\$1,500,000**

Sold Date

**30-May-26**

Distance

**0.89km**



**1/42 ALBERT STREET MOUNT  
WAVERLEY VIC 3149**

 4  3  2

Sold Price

**\$1,705,500**

Sold Date

**22-Mar-26**

Distance

**1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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