

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

3/2 KINGSLEY GROVE 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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,099,111

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2025

to

30 Jun 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

1/11 ANTHONY DRIVE MOUNT WAVERLEY VIC 3149	\$1,380,000	13-Apr-26
27A SOLOMON STREET MOUNT WAVERLEY VIC 3149	\$1,280,000	26-May-26
1/2 FLETCHER COURT MOUNT WAVERLEY VIC 3149	\$1,181,000	13-Jun-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: 08 July 2026


**1/11 ANTHONY DRIVE MOUNT
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price

\$1,380,000

Sold Date

13-Apr-26

Distance

1.23km

**27A SOLOMON STREET MOUNT
WAVERLEY VIC 3149**

 4
  3
  1

Sold Price

\$1,280,000

Sold Date

26-May-26

Distance

1.49km

**1/2 FLETCHER COURT MOUNT
WAVERLEY VIC 3149**

 4
  4
  1

Sold Price

^{RS} **\$1,181,000**

Sold Date

13-Jun-26

Distance

1.65km
RS = Recent sale

UN = Undisclosed Sale

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