

# 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 6 Marcus Avenue, 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)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,651,400 Property Type House Suburb Mount Waverley

Period - From 24/11/2024 to 23/11/2025 Source Property Data

### 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 six 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	25 St Clair Cr MOUNT WAVERLEY 3149	\$1,616,000	15/11/2025
2	496 High Street Rd MOUNT WAVERLEY 3149	\$1,570,000	08/09/2025
3	404 Highbury Rd MOUNT WAVERLEY 3149	\$1,430,000	27/08/2025

**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 six months.~~

This Statement of Information was prepared on: 24/11/2025 16:26

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**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

24/11/2024 - 23/11/2025: \$1,651,400



 4  2  2

**Property Type:** House

**Land Size:** 726 sqm approx

Agent Comments

## Comparable Properties



25 St Clair Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

**Price:** \$1,616,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



496 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 08/09/2025

**Property Type:** House

**Land Size:** 728 sqm approx



404 Highbury Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

**Price:** \$1,430,000

**Method:** Sold Before Auction

**Date:** 27/08/2025

**Property Type:** House (Res)

**Land Size:** 662 sqm approx

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