

# 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

3/252 Waverley Road, 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)

Single price

\$650,000

### Median sale price

Median price

Property Type Unit

Suburb Mount Waverley

Period - From 10/09/2025

to 09/03/2026

Source Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
9/439 Waverley Road Mount Waverley VIC 3149	\$685,000	29/10/2025
3/130 Ferntree Gully Road Oakleigh East VIC 3166	\$707,500	15/11/2025

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales record (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the Estate Agents Act 1980

This Statement of Information was prepared on:

10/03/2026