

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 308 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,480,000 & \$1,550,000

Median sale price

Median price \$1,650,400 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	5 Islay Ct MOUNT WAVERLEY 3149	\$1,475,000	29/01/2026
2	4 Palm Beach Cr MOUNT WAVERLEY 3149	\$1,370,000	20/12/2025
3	18 Jeffrey St MOUNT WAVERLEY 3149	\$1,400,500	25/10/2025

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: 01/04/2026 07:45



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Property Type: House

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



5 Islay Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

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Price: \$1,475,000

Method: Sold Before Auction

Date: 29/01/2026

Property Type: House (Res)

Land Size: 752 sqm approx

4 Palm Beach Cr MOUNT WAVERLEY 3149 (VG)

Agent Comments

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Price: \$1,370,000

Method: Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 646 sqm approx



18 Jeffrey St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

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Price: \$1,400,500

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 780 sqm approx