

# 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

8 Mayfield Drive, 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

\$1,450,000

### Median sale price

Median price

\$1,612,549

Property Type

House

Suburb

Mount Waverley

Period - From

06/10/2025

to

06/04/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Curtis Avenue Mount Waverley VIC 3149	\$1,492,500	19/12/2025
5 Islay Court Mount Waverley VIC 3149	\$1,475,000	30/01/2026
16 Eileen Street Mount Waverley VIC 3149	\$1,460,000	13/10/2025

This Statement of Information was prepared on:

07/04/2026