

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 4 Mummery Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/10/2025 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	3 Birralelee St MOUNT WAVERLEY 3149	\$1,839,000	27/11/2025
2	20 Park La MOUNT WAVERLEY 3149	\$2,085,000	15/11/2025
3	14 Winbourne Rd MOUNT WAVERLEY 3149	\$2,000,000	08/11/2025

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.~~

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Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

December quarter 2025: \$1,615,500



3 1 1

Property Type: House

Land Size: 690 sqm approx

Agent Comments

Comparable Properties



3 Birralee St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 5

Price: \$1,839,000

Method: Private Sale

Date: 27/11/2025

Property Type: House

Land Size: 652 sqm approx



20 Park La MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 2 2

Price: \$2,085,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 707 sqm approx



14 Winbourne Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$2,000,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 738 sqm approx

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