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

Single price $1,350,000

Median sale price

Median price $1,631,000 Property Type House Suburb Mount Waverley

Period - From 27/12/2025 to 26/06/2026 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
3 Orrell Court Mount Waverley VIC 3149	$1,380,888	06/06/2026
56 Wave Avenue Mount Waverley VIC 3149	$1,395,000	16/04/2026
10 Bellerive Avenue Mount Waverley VIC 3149	$1,350,000	26/02/2026

This Statement of Information was prepared on: 27/06/2026