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 Monomeith Crescent, 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 $1,618,000 Property Type House Suburb Mount Waverley

Period - From 15/09/2025 to 14/03/2026 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
12 Stocks Road Mount Waverley VIC 3149	$1,350,000	24/01/2026
11 Sunhill Avenue Burwood VIC 3125	$1,300,000	28/02/2026

This Statement of Information was prepared on: 15/03/2026