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	13 Adelaide Avenue, Mount Waverley VIC 3149

Indicative selling price

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

Range between $1,425,000 & $1,475,000

Median sale price

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

Period - From 17/12/2025 to 16/06/2026 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
33 Oakern Street Mount Waverley VIC 3149	$1,460,000	06/06/2026
20 St Johns Wood Road Mount Waverley VIC 3149	$1,452,500	06/06/2026
6 Vista Avenue Mount Waverley VIC 3149	$1,494,000	30/05/2026

This Statement of Information was prepared on: 17/06/2026