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	61 Therese Avenue, Mount Waverley VIC 3149

Indicative selling price

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

Range between $1,050,000 & $1,099,000

Median sale price

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

Period - From 06/01/2026 to 05/07/2026 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
49 Therese Avenue Mount Waverley VIC 3149	$1,021,000	04/07/2026
47 Bradstreet Road Mount Waverley VIC 3149	$1,181,000	20/06/2026
24 Turnbull Avenue Oakleigh East VIC 3166	$1,115,000	09/05/2026

This Statement of Information was prepared on: 06/07/2026