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	46 Gordon Road, Mount Waverley VIC 3149

Indicative selling price

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

Range between $1,195,000 & $1,300,000

Median sale price

Median price $1,099,111 Property Type Unit Suburb Mount Waverley

Period - From 04/02/2026 to 03/08/2026 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
4 Vasey Avenue Mount Waverley VIC 3149	$1,298,000	30/05/2026
1/81 Larch Crescent Mount Waverley VIC 3149	$1,300,000	28/03/2026
1/41 Myers Avenue Glen Waverley VIC 3150	$1,325,000	02/05/2026

This Statement of Information was prepared on: 04/08/2026