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	1/4 ISLAY COURT MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,050,000	Property type	Unit	Suburb	Mount Waverley
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/65 WAVE AVENUE MOUNT WAVERLEY VIC 3149	$1,230,000	20-Feb-25
2/12 SADIE STREET MOUNT WAVERLEY VIC 3149	$1,290,000	22-Dec-24
1/1 CREMIN COURT MOUNT WAVERLEY VIC 3149	$1,180,000	18-Nov-24

OR

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 6 months.~~

This Statement of Information was prepared on: 02 April 2025

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1/65 WAVE AVENUE MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price RS $1,230,000 Sold Date 20-Feb-25

Distance 0.41km



2/12 SADIE STREET MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price $1,290,000 Sold Date 22-Dec-24

Distance 0.46km



1/1 CREMIN COURT MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price $1,180,000 Sold Date 18-Nov-24

Distance 0.67km

RS = Recent sale **UN** = Undisclosed Sale

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