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	2/4 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,040,000	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
2/41 WAVE AVENUE MOUNT WAVERLEY VIC 3149	$950,000	19-Jan-25
4/6 HARRY COURT MOUNT WAVERLEY VIC 3149	$952,500	09-Nov-24
1/44 LEONIE AVENUE MOUNT WAVERLEY VIC 3149	$1,020,000	15-Feb-25

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: 24 April 2025

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2/41 WAVE AVENUE MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price **$950,000** Sold Date **19-Jan-25**

Distance **0.29km**



4/6 HARRY COURT MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price **$952,500** Sold Date **09-Nov-24**

Distance **0.71km**



1/44 LEONIE AVENUE MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price **$1,020,000** Sold Date **15-Feb-25**

Distance **0.17km**

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

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