# 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<br>Including suburb and postcode | 6 Riversdale Court, Mount Waverley VIC 3149 |

## Indicative selling price

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

Range between $2,400,000 & $2,500,000

## Median sale price

Median price $1,600,000 Property Type House Suburb Mount Waverley

Period - From 12/01/2025 to 11/07/2025 Source core_logic

## 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 |
|---|---|---|
| 16 Mayfield Drive Mount Waverley VIC 3149 | $2,580,000 | 11/02/2025 |
| 5 Yooralla Street Ashwood VIC 3147 | $2,500,000 | 21/02/2025 |
| 6 Condah Court Ashwood VIC 3147 | $2,360,000 | 22/02/2025 |

This Statement of Information was prepared on: 12/07/2025