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	20 TOOLANG 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	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,600,000	Property type	House	Suburb	Mount Waverley
Period-from	01 Jul 2024	to	30 Jun 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
520 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	$1,350,000	27-Jun-25
5 SANDGATE AVENUE GLEN WAVERLEY VIC 3150	$1,394,000	15-Feb-25
11 KATANDRA COURT MOUNT WAVERLEY VIC 3149	$1,510,000	22-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: 15 July 2025

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520 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

3 1 -

Sold Price RS $1,350,000 Sold Date 27-Jun-25

Distance 0.31km



5 SANDGATE AVENUE GLEN WAVERLEY VIC 3150

3 1 4

Sold Price $1,394,000 Sold Date 15-Feb-25

Distance 0.42km



11 KATANDRA COURT MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price $1,510,000 Sold Date 22-Feb-25

Distance 0.44km

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

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