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 | 5 Toombah Street, Mount Waverley VIC 3149 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## Median sale price

Median price $1,600,500 Property Type Other Suburb Mount Waverley

Period - From 19/02/2025 to 18/08/2025 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 |
|---|---|---|
| 10/328 Blackburn Road Glen Waverley VIC 3150 | $1,300,000 | 25/07/2025 |
| 2/27 Morshead Avenue Mount Waverley VIC 3149 | $1,302,000 | 05/04/2025 |
| 1/10 Lemana Crescent Mount Waverley VIC 3149 | $1,343,000 | 12/07/2025 |

This Statement of Information was prepared on: 20/08/2025