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	6B Cash Grove, Mount Waverley Victoria 3149

Indicative selling price

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

Single price	$	or range between	$1,480,000	&	$1,580,000

Median sale price

Median price	$1,045,000	Property type	Unit	Suburb	MOUNT WAVERLEY
Period - From	9/1/2025	to	8/7/2025	Source	core_logic

Comparable property sales

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 15A Janfourd Court Mount Waverley VIC 3149	$1,515,000	16/5/2025
2 1/394 Highbury Road Mount Waverley VIC 3149	$1,595,000	21/6/2025
3 3/37 Larch Crescent Mount Waverley VIC 3149	$1,585,000	7/6/2025

This Statement of Information was prepared on: 9/7/2025