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	40 Hillview Avenue, Mount Waverley VIC 3149

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,640,000 Property Type House Suburb Mount Waverley

Period - From 15/06/2025 to 13/12/2025 Source Cotality™

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
2 Cooinda Court Mount Waverley VIC 3149	$1,650,000	17/11/2025
30 Hillview Avenue Mount Waverley VIC 3149	$1,615,000	15/10/2025
71 Hillview Avenue Mount Waverley VIC 3149	$1,515,000	11/10/2025

This Statement of Information was prepared on: 15/12/2025