

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

1/439 STEPHENSONS ROAD 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jun 2024

to

31 May 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

2/41 WAVE AVENUE MOUNT WAVERLEY VIC 3149	\$950,000	19-Jan-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: 04 June 2025



**2/41 WAVE AVENUE MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price **\$950,000** Sold Date **19-Jan-25**

Distance **0.1km**

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

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