

## 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

4 GOWAN ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Sep 2024

to

31 Aug 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 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 2/16 BARINGA STREET MOUNT WAVERLEY VIC 3149 | \$1,218,000 | 04-Apr-25 |
| 1/27 CHEVIOT ROAD MOUNT WAVERLEY VIC 3149   | \$1,230,000 | 26-Mar-25 |
| 520 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149   | \$1,350,000 | 27-Jun-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: 01 September 2025


**2/16 BARINGA STREET MOUNT  
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price **\$1,218,000** Sold Date **04-Apr-25**

Distance **0.34km**


**1/27 CHEVIOT ROAD MOUNT  
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price **\$1,230,000** Sold Date **26-Mar-25**

Distance **1.75km**


**520 WAVERLEY ROAD MOUNT  
WAVERLEY VIC 3149**

 3
  1
  -

Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **27-Jun-25**

Distance **1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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