

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 PARK LANE 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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Aug 2024

to

31 Jul 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

6 COLEBROOK AVENUE MOUNT WAVERLEY VIC 3149	\$1,895,000	24-May-25
27 NORRAY AVENUE MOUNT WAVERLEY VIC 3149	\$1,828,800	10-Jun-25
12 NORRAY AVENUE MOUNT WAVERLEY VIC 3149	\$1,851,000	24-May-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: 23 August 2025


**6 COLEBROOK AVENUE MOUNT
WAVERLEY VIC 3149**

 3
  3
  1

Sold Price ^{RS} **\$1,895,000** Sold Date **24-May-25**

Distance **1km**


**27 NORRAY AVENUE MOUNT
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price **\$1,828,800** Sold Date **10-Jun-25**

Distance **1.74km**


**12 NORRAY AVENUE MOUNT
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price ^{RS} **\$1,851,000** Sold Date **24-May-25**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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