

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

1/48 PINWOOD DRIVE 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

Unit

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

2/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	\$1,072,000	29-Mar-25
2/4 ISLAY COURT MOUNT WAVERLEY VIC 3149	\$1,050,000	18-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: 25 August 2025


**2/17 FORSTER ROAD MOUNT
WAVERLEY VIC 3149**
 3  2  2

Sold Price **\$1,072,000** Sold Date **29-Mar-25**

Distance **1.08km**

**2/4 ISLAY COURT MOUNT
WAVERLEY VIC 3149**
 3  2  1

Sold Price **\$1,050,000** Sold Date **18-May-25**

Distance **1.83km**
RS = Recent sale

UN = Undisclosed Sale

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