

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

2 KENDALL STREET 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

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Jul 2024

to

30 Jun 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

7 JOY STREET MOUNT WAVERLEY VIC 3149	\$1,771,000	28-Jun-25
7 CAROLINA STREET MOUNT WAVERLEY VIC 3149	\$1,640,000	27-May-25
90 LECHTE ROAD MOUNT WAVERLEY VIC 3149	\$1,755,000	23-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: 31 July 2025



**7 JOY STREET MOUNT WAVERLEY
VIC 3149**

 4  2  2

Sold Price

^{RS}

\$1,771,000

Sold Date

28-Jun-25

Distance

0.2km



**7 CAROLINA STREET MOUNT
WAVERLEY VIC 3149**

 4  2  2

Sold Price

\$1,640,000

Sold Date

27-May-25

Distance

0.59km



**90 LECHTE ROAD MOUNT
WAVERLEY VIC 3149**

 4  2  2

Sold Price

^{RS}

\$1,755,000

Sold Date

23-Jun-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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