

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

4/4-6 SMYTH 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

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

2/4 ISLAY COURT MOUNT WAVERLEY VIC 3149	\$1,050,000	18-May-25
8/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	\$965,000	17-Jul-25
2/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	\$1,072,000	29-Mar-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: 15 September 2025

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2/4 ISLAY COURT MOUNT WAVERLEY VIC 3149

3 2 1

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

Distance **0.28km**



8/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price **\$965,000** Sold Date **17-Jul-25**

Distance **0.67km**



2/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149

3 2 2

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

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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