

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

2/3 UNA 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

\$1,350,000

&

\$1,480,000

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

2/16 WAIMARIE DRIVE MOUNT WAVERLEY VIC 3149	\$1,445,800	29-Mar-25
1/22 HILTON STREET MOUNT WAVERLEY VIC 3149	\$1,403,000	05-Jul-25
24A FORT STREET MOUNT WAVERLEY VIC 3149	\$1,498,000	16-Aug-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 September 2025


**2/16 WAIMARIE DRIVE MOUNT
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price **\$1,445,800** Sold Date **29-Mar-25**

Distance **0.84km**


**1/22 HILTON STREET MOUNT
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price **\$1,403,000** Sold Date **05-Jul-25**

Distance **1.04km**


**24A FORT STREET MOUNT
WAVERLEY VIC 3149**

 4
  3
  4

Sold Price ^{RS} **\$1,498,000** Sold Date **16-Aug-25**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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