

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

3/4 Catherine Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,390,000

&

\$1,490,000

Median sale price

Median price

\$1,345,500

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

27/11/2024

to

26/11/2025

Source

Property Data

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 six 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
1	31 Stanley Av MOUNT WAVERLEY 3149	\$1,755,000	20/09/2025
2	2/6 Briggs St MOUNT WAVERLEY 3149	\$1,309,000	15/06/2025
3	3/13 Hiscock St CHADSTONE 3148	\$1,410,000	14/06/2025

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 six months.~~

This Statement of Information was prepared on:

27/11/2025 13:50



Property Type:
Agent Comments

Indicative Selling Price
\$1,390,000 - \$1,490,000
Median Townhouse Price
27/11/2024 - 26/11/2025: \$1,345,500

Comparable Properties



31 Stanley Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,755,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 454 sqm approx



2/6 Briggs St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,309,000
Method: Auction Sale
Date: 15/06/2025
Property Type: Townhouse (Res)



3/13 Hiscock St CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,410,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222