

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

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,338,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

04/02/2025

to

03/02/2026

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	3/17 Leonie Av MOUNT WAVERLEY 3149	\$1,110,000	13/12/2025
2	4/4-6 Smyth St MOUNT WAVERLEY 3149	\$1,100,000	20/11/2025
3	1/72 Talbot Rd MOUNT WAVERLEY 3149	\$1,205,000	26/08/2025

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:

04/02/2026 19:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
04/02/2025 - 03/02/2026: \$1,338,000

Comparable Properties



3/17 Leonie Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 13/12/2025
Property Type: Townhouse (Single)



4/4-6 Smyth St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 20/11/2025
Property Type: Townhouse (Single)



1/72 Talbot Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,205,000
Method: Sold Before Auction
Date: 26/08/2025
Property Type: Townhouse (Res)

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