

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

Single price \$1,400,000

Median sale price

Median price \$1,341,000 Property Type Townhouse Suburb Mount Waverley

Period - From 28/02/2025 to 27/02/2026 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	2/5 Selby St MOUNT WAVERLEY 3149	\$1,330,000	25/02/2026
2	2a Donald St MOUNT WAVERLEY 3149	\$1,365,000	07/02/2026
3	2/4 Cora Ct MOUNT WAVERLEY 3149	\$1,320,000	18/12/2025

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: 28/02/2026 18:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000
Median Townhouse Price
28/02/2025 - 27/02/2026: \$1,341,000

Comparable Properties



2/5 Selby St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,330,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: Townhouse (Res)



2a Donald St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,365,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Townhouse (Res)
Land Size: 237 sqm approx

2/4 Cora Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 18/12/2025
Property Type: Townhouse (Res)

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