

## 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

25 OAK HILL ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,900,000

&

\$3,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,627,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Jan 2025

to

31 Dec 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

Address of comparable property	Price	Date of sale
5 HILLSIDE ROAD MOUNT WAVERLEY VIC 3149	\$3,006,000	29-Nov-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: 29 January 2026

**5 HILLSIDE ROAD MOUNT  
WAVERLEY VIC 3149**

5 5 2

Sold Price <sup>RS</sup> **\$3,006,000** Sold Date **29-Nov-25**Distance **1.21km****RS** = Recent sale**UN** = Undisclosed Sale

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