

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
1/8 EDNA 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 \$850,000 & \$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> Unit	Suburb <input type="text"/> Mount Waverley
Period-from <input type="text"/> 01 Dec 2024	to <input type="text"/> 30 Nov 2025	Source <input type="text"/> 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
2/175 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	\$940,688	25-Oct-25
1/3 GWYNNE STREET MOUNT WAVERLEY VIC 3149	\$940,000	25-Oct-25
1/1 EDNA STREET MOUNT WAVERLEY VIC 3149	\$855,000	30-Jul-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: 11 December 2025



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**2/175 LAWRENCE ROAD MOUNT
WAVERLEY VIC 3149**

3 2 1

Sold Price **RS \$940,688 UN** Sold Date **25-Oct-25**

Distance **0.9km**



**1/3 GWYNNE STREET MOUNT
WAVERLEY VIC 3149**

3 2 1

Sold Price **RS \$940,000 UN** Sold Date **25-Oct-25**

Distance **1.48km**



**1/1 EDNA STREET MOUNT
WAVERLEY VIC 3149**

3 2 1

Sold Price **\$855,000** Sold Date **30-Jul-25**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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