

## 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](http://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

\$1,072,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Dec 2024

to

30 Nov 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

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


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

 3
  2
  1

Sold Price <sup>RS</sup> **\$940,688** <sup>UN</sup> Sold Date **25-Oct-25**

Distance **0.9km**


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

 3
  2
  1

Sold Price <sup>RS</sup> **\$940,000** <sup>UN</sup> 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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