

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
17 Woodstock Road, Mount Waverley, Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$2,100,000

& \$2,200,000

Median sale price

Median price \$1,651,900 Property type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/12/2025 Source  PropTrack

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
56 Virginia Street, Mount Waverley, VIC 3149	\$2,100,000	06/12/2025
3 Condah Court, Ashwood, VIC 3147	\$2,140,000	22/11/2025
22 Sherwood Road, Mount Waverley, VIC 3149	\$2,480,000	21/11/2025

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: 19/01/2026