

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

1/64 THERESE AVENUE 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/6 EAGLE COURT MOUNT WAVERLEY VIC 3149	\$920,000	22-Nov-25
2/7 KEVIN STREET MOUNT WAVERLEY VIC 3149	\$910,000	27-Oct-25
1/42 HOWARD AVENUE MOUNT WAVERLEY VIC 3149	\$960,000	15-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: 18 February 2026



**1/6 EAGLE COURT MOUNT
WAVERLEY VIC 3149**

 3  1  2

Sold Price **\$920,000** Sold Date **22-Nov-25**

Distance **0.43km**



**2/7 KEVIN STREET MOUNT
WAVERLEY VIC 3149**

 3  2  1

Sold Price **\$910,000** Sold Date **27-Oct-25**

Distance **1.24km**



**1/42 HOWARD AVENUE MOUNT
WAVERLEY VIC 3149**

 2  1  2

Sold Price **\$960,000** Sold Date **15-Nov-25**

Distance **1.5km**

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

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