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	1/27 PARK ROAD 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	$880,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,070,000	Property type	Unit	Suburb	Mount Waverley
Period-from	01 Apr 2025	to	31 Mar 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
2/43 WINDSOR AVENUE MOUNT WAVERLEY VIC 3149	$1,010,000	12-Nov-25
25/12 SURREY ROAD MOUNT WAVERLEY VIC 3149	$895,000	25-Mar-26
2/38 ELECTRA AVENUE ASHWOOD VIC 3147	$900,000	21-Feb-26

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.~~

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2/43 WINDSOR AVENUE MOUNT WAVERLEY VIC 3149

3 1 2

Sold Price **$1,010,000** Sold Date **12-Nov-25**

Distance **1.03km**



25/12 SURREY ROAD MOUNT WAVERLEY VIC 3149

3 1 2

Sold Price RS **$895,000** Sold Date **25-Mar-26**

Distance **0.38km**



2/38 ELECTRA AVENUE ASHWOOD VIC 3147

3 1 2

Sold Price RS **$900,000** Sold Date **21-Feb-26**

Distance **1.27km**

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

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