

## 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

1/2 COLEBROOK AVENUE 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

\$1,460,000

&

\$1,606,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,618,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Mar 2025

to

28 Feb 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

1/15 WINDSOR AVENUE MOUNT WAVERLEY VIC 3149	\$1,528,000	28-Feb-26
1/22 MALCOLM COURT MOUNT WAVERLEY VIC 3149	\$1,432,000	20-Nov-25
2A DONALD STREET MOUNT WAVERLEY VIC 3149	\$1,365,000	07-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.~~

This Statement of Information was prepared on: 18 March 2026


**1/15 WINDSOR AVENUE MOUNT  
WAVERLEY VIC 3149**
 4  2  2

 Sold Price <sup>RS</sup> **\$1,528,000** Sold Date **28-Feb-26**

 Distance **0.08km**

**1/22 MALCOLM COURT MOUNT  
WAVERLEY VIC 3149**
 4  3  2

 Sold Price **\$1,432,000** Sold Date **20-Nov-25**

 Distance **0.29km**

**2A DONALD STREET MOUNT  
WAVERLEY VIC 3149**
 4  3  1

 Sold Price <sup>RS</sup> **\$1,365,000** Sold Date **07-Feb-26**

 Distance **0.5km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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