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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,400,000	&	$1,500,000

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
1/15 WINDSOR AVENUE MOUNT WAVERLEY VIC 3149	$1,528,000	28-Feb-26
1/41 SURREY ROAD MOUNT WAVERLEY VIC 3149	$1,450,000	09-Feb-26
3/18 GLOUCESTER STREET MOUNT WAVERLEY VIC 3149	$1,410,000	02-Mar-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: 16 April 2026

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1/15 WINDSOR AVENUE MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price RS **$1,528,000** Sold Date **28-Feb-26**

Distance **0.08km**



1/41 SURREY ROAD MOUNT WAVERLEY VIC 3149

5 3 2

Sold Price **$1,450,000** Sold Date **09-Feb-26**

Distance **0.95km**



3/18 GLOUCESTER STREET MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price RS **$1,410,000** Sold Date **02-Mar-26**

Distance **1.77km**

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

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