Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/10 DORGAN STREET 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,070,000	Property type	Unit	Suburb	Mount Waverley
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/13 MUNRO AVENUE MOUNT WAVERLEY VIC 3149	$1,125,000	21-Feb-26
1/460 HIGHBURY ROAD MOUNT WAVERLEY VIC 3149	$1,099,111	05-Jan-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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Harcourts Judd White
P 95187000
M 0450000898
E Nuria.jewell@juddwhite.com.au



2/13 MUNRO AVENUE MOUNT WAVERLEY VIC 3149

3 2 1

Sold Price **$1,125,000** Sold Date **21-Feb-26**

Distance **0.03km**



1/460 HIGHBURY ROAD MOUNT WAVERLEY VIC 3149

3 2 1

Sold Price **$1,099,111** Sold Date **05-Jan-26**

Distance **1.91km**

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

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