

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

1/22 AVONDALE GROVE 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

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Aug 2025

to

31 Jul 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

1/3 OLYMPIAN AVENUE MOUNT WAVERLEY VIC 3149	\$1,463,000	09-Aug-26
3/3 DARBYSHIRE ROAD MOUNT WAVERLEY VIC 3149	\$1,400,000	21-Jul-26
1/7 ST JOHNS WOOD ROAD MOUNT WAVERLEY VIC 3149	\$1,500,000	30-May-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 August 2026


**1/3 OLYMPIAN AVENUE MOUNT
WAVERLEY VIC 3149**

 4
  3
  2

Sold Price ^{RS} **\$1,463,000** Sold Date **09-Aug-26**

Distance **1.09km**


**3/3 DARBYSHIRE ROAD MOUNT
WAVERLEY VIC 3149**

 4
  3
  2

Sold Price ^{RS} **\$1,400,000** Sold Date **21-Jul-26**

Distance **1.91km**


**1/7 ST JOHNS WOOD ROAD
MOUNT WAVERLEY VIC 3149**

 4
  3
  2

Sold Price **\$1,500,000** Sold Date **30-May-26**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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