

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

2/6 ELM 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,500

Property type

Unit

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

2/76 LECHTE ROAD MOUNT WAVERLEY VIC 3149	\$1,210,000	09-Oct-25
4 PALM COURT MOUNT WAVERLEY VIC 3149	\$1,328,000	27-Nov-25
1/21 FERNHURST DRIVE GLEN WAVERLEY VIC 3150	\$1,300,000	09-Sep-25

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: 02 March 2026


**2/76 LECHTE ROAD MOUNT
WAVERLEY VIC 3149**
 3  2  2

 Sold Price **\$1,210,000** Sold Date **09-Oct-25**

 Distance **0.55km**

**4 PALM COURT MOUNT
WAVERLEY VIC 3149**
 3  2  2

 Sold Price ^{RS} **\$1,328,000** Sold Date **27-Nov-25**

 Distance **1.64km**

**1/21 FERNHURST DRIVE GLEN
WAVERLEY VIC 3150**
 3  2  2

 Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **09-Sep-25**

 Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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