

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

\$1,070,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jun 2025

to

31 May 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

4/6-8 AMBER GROVE MOUNT WAVERLEY VIC 3149	\$1,360,000	21-Feb-26
33 BOWEN CRESCENT BURWOOD EAST VIC 3151	\$1,232,888	28-Apr-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: 04 June 2026


**4/6-8 AMBER GROVE MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price **\$1,360,000** Sold Date **21-Feb-26**

Distance **1.61km**


**33 BOWEN CRESCENT BURWOOD
EAST VIC 3151**

 3
  2
  2

Sold Price ^{RS} **\$1,232,888** Sold Date **28-Apr-26**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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