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	2/477 WAVERLEY ROAD 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,099,111	Property type	Unit	Suburb	Mount Waverley
Period-from	01 Jul 2025	to	30 Jun 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
3/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	$950,000	09-May-26
2/250 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	$1,160,000	07-Mar-26
1/27 MCKENNA ROAD GLEN WAVERLEY VIC 3150	$1,084,000	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.~~

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3/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price **$950,000** Sold Date **09-May-26**

Distance **0.69km**



2/250 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price **$1,160,000** Sold Date **07-Mar-26**

Distance **2.13km**



1/27 MCKENNA ROAD GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS **$1,084,000** Sold Date **30-May-26**

Distance **1.82km**

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

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