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	2/411 STEPHENSONS 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	$799,000	&	$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,093,000	Property type	Unit	Suburb	Mount Waverley
Period-from	01 Sep 2025	to	31 Aug 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
2/348 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	$880,000	24-Apr-26
3/28 PARK LANE MOUNT WAVERLEY VIC 3149	$790,000	21-Mar-26
1/25 LEONIE AVENUE MOUNT WAVERLEY VIC 3149	$850,000	15-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.~~

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2/348 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **$880,000** Sold Date **24-Apr-26**

Distance **0.55km**

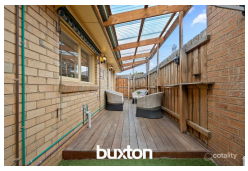


3/28 PARK LANE MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **$790,000** Sold Date **21-Mar-26**

Distance **0.71km**



1/25 LEONIE AVENUE MOUNT WAVERLEY VIC 3149

3 1 1

Sold Price **$850,000** Sold Date **15-Apr-26**

Distance **0.6km**

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

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