

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

4/22 ADRIENNE CRESCENT 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

\$1,045,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Aug 2024

to

31 Jul 2025

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

3/14 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,050,000	10-May-25
2 DOVER STREET OAKLEIGH EAST VIC 3166	\$1,010,000	07-Jul-25
22/32 ADRIAN STREET CHADSTONE VIC 3148	\$1,056,000	23-Apr-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: 05 August 2025



**3/14 MACRINA STREET OAKLEIGH
EAST VIC 3166**

 4  2  1

Sold Price

\$1,050,000

Sold Date

10-May-25

Distance

0.27km



**2 DOVER STREET OAKLEIGH EAST
VIC 3166**

 4  2  1

Sold Price

^{RS} **\$1,010,000**

Sold Date

07-Jul-25

Distance

1.32km



**22/32 ADRIAN STREET
CHADSTONE VIC 3148**

 4  2  2

Sold Price

\$1,056,000

Sold Date

23-Apr-25

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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