

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

1/10 Montgomery Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,195,000 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 six 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
1	1/20 Torroodun St MOUNT WAVERLEY 3149	\$1,000,000	09/04/2025
2	1/10 Delmore Cr GLEN WAVERLEY 3150	\$1,065,000	29/03/2025
3	1/85 Headingley Rd MOUNT WAVERLEY 3149	\$1,070,000	22/03/2025

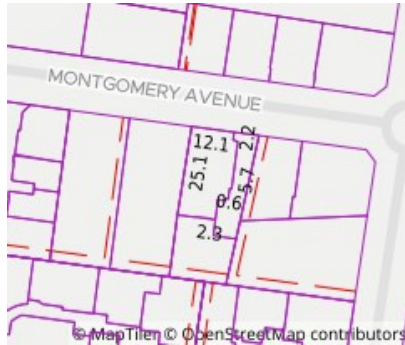
OR

~~**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 six months.~~

This Statement of Information was prepared on:

17/07/2025 14:23

1/10 Montgomery Avenue, Mount Waverley Vic 3149



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

June quarter 2025: \$1,195,000

Comparable Properties



1/20 Torroodun St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Unit



1/10 Delmore Cr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 1 1

Price: \$1,065,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Unit



1/85 Headingley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,070,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Unit

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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