

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

1/411 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

\$650,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 5/10-12 STEWART STREET MOUNT WAVERLEY VIC 3149 | \$698,888 | 04-Jul-25 |
| 5/1 ADRIENNE CRESCENT MOUNT WAVERLEY VIC 3149 | \$670,000 | 17-Apr-25 |
| 4/1 ADRIENNE CRESCENT MOUNT WAVERLEY VIC 3149 | \$690,000 | 03-May-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: 09 July 2025



5/10-12 STEWART STREET MOUNT
WAVERLEY VIC 3149

Sold Price

RS

\$698,888

Sold Date

04-Jul-25

2

1

1

Distance

1.7km



5/1 ADRIENNE CRESCENT MOUNT
WAVERLEY VIC 3149

Sold Price

RS

\$670,000

UN

Sold Date

17-Apr-25

2

1

1

Distance

1.36km



4/1 ADRIENNE CRESCENT MOUNT
WAVERLEY VIC 3149

Sold Price

RS

\$690,000

UN

Sold Date

03-May-25

2

1

1

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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