

## 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

4/18 KINGSTON STREET MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,020,000

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

1/147 Highbury Road Burwood VIC 3125	\$835,000	07-Jun-25
14/12 Surrey Road Mount Waverley VIC 3149	\$885,000	28-Mar-25
1/27 Electra Avenue Ashwood VIC 3147	\$910,500	31-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: 07 July 2025



**1/147 Highbury Road Burwood VIC 3125**

Sold Price

<sup>RS</sup> **\$835,000** <sup>UN</sup>

Sold Date

**07-Jun-25**



3



1



1

Distance

**0.88km**



**14/12 Surrey Road Mount Waverley VIC 3149**

Sold Price

**\$885,000**

Sold Date

**28-Mar-25**



3



1



1

Distance

**0.47km**



**1/27 Electra Avenue Ashwood VIC 3147**

Sold Price

<sup>RS</sup> **\$910,500**

Sold Date

**31-May-25**



3



2



1

Distance

**1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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