

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

1/1 ELM GROVE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

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

5/10-12 STEWART STREET MOUNT WAVERLEY VIC 3149	\$698,888	04-Jul-25
2/2 GOWAN ROAD MOUNT WAVERLEY VIC 3149	\$776,000	22-Feb-25
4/532 Highbury Road Glen Waverley VIC 3150	\$746,000	08-Jun-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 August 2025


**5/10-12 STEWART STREET MOUNT
WAVERLEY VIC 3149**

Sold Price

^{RS}
\$698,888

Sold Date

04-Jul-25

2

1

1

Distance

0.85km

**2/2 GOWAN ROAD MOUNT
WAVERLEY VIC 3149**

Sold Price

\$776,000

Sold Date

22-Feb-25

2

2

1

Distance

0.46km

**4/532 Highbury Road Glen
Waverley VIC 3150**

Sold Price

\$746,000

Sold Date

08-Jun-25

2

1

2

Distance

1.15km
RS = Recent sale

UN = Undisclosed Sale

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