

# 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

17a Windsor Avenue, 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)

Range between

\$1,400,000

&

\$1,540,000

### Median sale price

Median price

\$1,045,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

09/01/2025

to

08/07/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property               | Price       | Date of sale |
|----------------------------------------------|-------------|--------------|
| 2/21 Kingston Street Mount Waverley VIC 3149 | \$1,590,000 | 06/04/2025   |
| 2B Nioka Street Chadstone VIC 3148           | \$1,540,000 | 28/06/2025   |
| 2/15 Windsor Avenue Mount Waverley VIC 3149  | \$1,410,000 | 03/05/2025   |

This Statement of Information was prepared on:

09/07/2025