

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

2/2 Iona Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,170,000 Property Type Unit Suburb Mount Waverley

Period - From 01/01/2025 to 31/12/2025 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	22b Sunhill Rd MOUNT WAVERLEY 3149	\$1,750,000	08/01/2026
2	54 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,680,000	13/10/2025
3	54b Darbyshire Rd MOUNT WAVERLEY 3149	\$1,680,000	11/10/2025

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: 14/01/2026 11:13



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



22b Sunhill Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 08/01/2026

Property Type: Townhouse (Single)

Land Size: 283 sqm approx



54 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,680,000

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Single)

54b Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,680,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

Land Size: 263 sqm approx