

# 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 Heleus Court, 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 \$3,750,000 & \$3,950,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2025 to 30/09/2025 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.

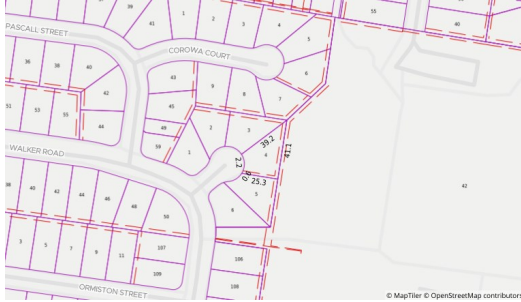
	Address of comparable property	Price	Date of sale
1	1 Walter St GLEN WAVERLEY 3150	\$4,102,000	25/10/2025
2	10 Pascall St MOUNT WAVERLEY 3149	\$3,760,000	09/09/2025
3	42 Cypress Av GLEN WAVERLEY 3150	\$4,230,000	07/06/2025

**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: 02/12/2025 10:50

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5 5 2

**Property Type:** House  
**Land Size:** 711 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,750,000 - \$3,950,000  
**Median House Price**  
September quarter 2025: \$1,700,000

## Comparable Properties



1 Walter St GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)

5 5 4

**Price:** \$4,102,000  
**Method:** Sold Before Auction  
**Date:** 25/10/2025  
**Property Type:** House (Res)



10 Pascall St MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)

5 5 2

**Price:** \$3,760,000  
**Method:** Private Sale  
**Date:** 09/09/2025  
**Property Type:** House  
**Land Size:** 671 sqm approx



42 Cypress Av GLEN WAVERLEY 3150 (REI/VG)

[Agent Comments](#)

5 5 2

**Price:** \$4,230,000  
**Method:** Sold Before Auction  
**Date:** 07/06/2025  
**Property Type:** House (Res)  
**Land Size:** 768 sqm approx