

# 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 Sampson Drive, 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$1,180,000

Property Type

Unit

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	1/3 Ross Ct MOUNT WAVERLEY 3149	\$960,000	06/08/2025
2	8/17 Forster Rd MOUNT WAVERLEY 3149	\$965,000	23/07/2025
3	3/35 Solomon St MOUNT WAVERLEY 3149	\$955,000	24/06/2025

**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:

14/11/2025 11:31

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3   2   1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
September quarter 2025: \$1,180,000

## Comparable Properties



1/3 Ross Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3   2   1

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 06/08/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 216 sqm approx



8/17 Forster Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3   2   2

**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 23/07/2025  
**Property Type:** Townhouse (Single)



3/35 Solomon St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3   2   2

**Price:** \$955,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Townhouse (Single)

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