

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 Romney Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,300,000

 &

\$1,430,000

Median sale price

Median price

\$1,650,400

 Property Type

House

 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	36 Kingsley Gr MOUNT WAVERLEY 3149	\$1,340,000	22/02/2026
2	11 Evans St CHADSTONE 3148	\$1,430,000	26/11/2025
3	6 Birdie St MOUNT WAVERLEY 3149	\$1,312,500	15/11/2025

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:

12/03/2026 11:12



3 1 2

Property Type: Unit
Land Size: 776 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
Year ending December 2025: \$1,650,400

Comparable Properties



36 Kingsley Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,340,000
Method: Auction Sale
Date: 22/02/2026
Property Type: House (Res)
Land Size: 735 sqm approx



11 Evans St CHADSTONE 3148 (REI)

Agent Comments

3 2 3

Price: \$1,430,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 829 sqm approx



6 Birdie St MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$1,312,500
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 821 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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