

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

3/12 Surrey Road, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$1,072,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

20/09/2025

to

19/03/2026

Source

Cotality™

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 |
|--|-----------|--------------|
| 5/450-452 High Street Road Mount Waverley VIC 3149 | \$840,000 | 08/12/2025 |
| 3/114 Leeds Road Mount Waverley VIC 3149 | \$788,500 | 06/12/2025 |
| 2/16 Middleborough Road Burwood East VIC 3151 | \$720,000 | 07/02/2026 |

This Statement of Information was prepared on:

20/03/2026