

# 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

3/1 Vasey Avenue, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,190,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2025 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	2/18 Morshead Av MOUNT WAVERLEY 3149	\$1,181,000	21/02/2026
2	34a Illuka Cr MOUNT WAVERLEY 3149	\$1,142,500	07/02/2026
3	2/3 Coolarn St MOUNT WAVERLEY 3149	\$1,150,000	14/10/2025

**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:

24/02/2026 13:33

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

December quarter 2025: \$1,190,000



3 2 2

**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/18 Morshead Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3 1 2

**Price:** \$1,181,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Unit

**Land Size:** 301 sqm approx



**34a Illuka Cr MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3 2 1

**Price:** \$1,142,500

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House



**2/3 Coolarn St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 14/10/2025

**Property Type:** Townhouse (Single)

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