

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

1/363 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Feb 2025

to

31 Jan 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 6 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

4/10 ALEXANDER STREET MOUNT WAVERLEY VIC 3149	\$1,720,000	21-Feb-26
11 ALEXANDER STREET MOUNT WAVERLEY VIC 3149	\$1,658,000	29-Nov-25
4 PALM COURT MOUNT WAVERLEY VIC 3149	\$1,328,000	27-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 25 February 2026


**4/10 ALEXANDER STREET MOUNT
WAVERLEY VIC 3149**
 3  2  2

Sold Price

^{RS}
\$1,720,000

Sold Date

21-Feb-26

Distance

0.42km

**11 ALEXANDER STREET MOUNT
WAVERLEY VIC 3149**
 3  2  2

Sold Price

^{RS}
\$1,658,000

Sold Date

29-Nov-25

Distance

0.42km

**4 PALM COURT MOUNT
WAVERLEY VIC 3149**
 3  2  2

Sold Price

^{RS}
\$1,328,000

Sold Date

27-Nov-25

Distance

1.27km
RS = Recent sale

UN = Undisclosed Sale

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