

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

7 Cora Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

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	40 Hillview Av MOUNT WAVERLEY 3149	\$1,710,000	07/02/2026
2	15 Viewbank Rd MOUNT WAVERLEY 3149	\$1,635,000	08/11/2025
3	8 Harry Ct MOUNT WAVERLEY 3149	\$1,750,800	28/10/2025

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:

04/03/2026 16:40



 3  1  2

Rooms: 5
Property Type: House
Land Size: 721 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending December 2025: \$1,650,400

Comparable Properties



40 Hillview Av MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,710,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 728 sqm approx



15 Viewbank Rd MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)

 3  1  3

Price: \$1,635,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 761 sqm approx



8 Harry Ct MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,750,800
Method: Sold Before Auction
Date: 28/10/2025
Property Type: House (Res)
Land Size: 913 sqm approx