

# 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

1/1 Fir Court, 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 \$1,400,000 & \$1,520,000

### Median sale price

Median price \$1,341,000 Property Type Townhouse Suburb Mount Waverley

Period - From 24/02/2025 to 23/02/2026 Source Property Data

### 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	2a Donald St MOUNT WAVERLEY 3149	\$1,365,000	07/02/2026
2	3/24 Mummery St MOUNT WAVERLEY 3149	\$1,522,800	10/12/2025
3	27 Wills Av MOUNT WAVERLEY 3149	\$1,563,000	06/12/2025

**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 12:26

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**Indicative Selling Price**

\$1,400,000 - \$1,520,000

**Median Townhouse Price**

24/02/2025 - 23/02/2026: \$1,341,000



4 3 2

**Property Type:** Townhouse

**Land Size:** 365 sqm approx

Agent Comments

## Comparable Properties



**2a Donald St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4 3 2

**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 237 sqm approx



**3/24 Mummery St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4 3 2

**Price:** \$1,522,800

**Method:** Private Sale

**Date:** 10/12/2025

**Property Type:** Townhouse (Res)



**27 Wills Av MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,563,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 269 sqm approx

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