

# 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

6b Judith 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 \$1,550,000 & \$1,690,000

### 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	40a Illuka Cr MOUNT WAVERLEY 3149	\$1,566,000	21/02/2026
2	13b Kingsley Gr MOUNT WAVERLEY 3149	\$1,671,000	30/11/2025
3	1/32 Mt Pleasant Dr MOUNT WAVERLEY 3149	\$1,618,000	12/11/2025

**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:

03/03/2026 17:24



4   3   2

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,690,000  
**Median House Price**  
Year ending December 2025: \$1,650,400

## Comparable Properties



**40a Illuka Cr MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,566,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 381 sqm approx



**13b Kingsley Gr MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

5   3   2

**Price:** \$1,671,000  
**Method:** Private Sale  
**Date:** 30/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 339 sqm approx



**1/32 Mt Pleasant Dr MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

4   3   1

**Price:** \$1,618,000  
**Method:** Sold Before Auction  
**Date:** 12/11/2025  
**Property Type:** House (Res)  
**Land Size:** 485 sqm approx

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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