

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

2/22 Alice Street, Mount Waverley Vic 3149
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Indicative selling price

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

Range between

\$1,700,000

 &

\$1,800,000

Median sale price

Median price

\$1,650,000

 Property Type

House

 Suburb

Mount Waverley

Period - From

27/02/2025

 to

26/02/2026

 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	1/273 Lawrence Rd MOUNT WAVERLEY 3149	\$1,758,000	16/02/2026
2	22b Sunhill Rd MOUNT WAVERLEY 3149	\$1,750,000	07/01/2026
3			

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:

27/02/2026 11:14



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
27/02/2025 - 26/02/2026: \$1,650,000

Comparable Properties



1/273 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,758,000
Method: Private Sale
Date: 16/02/2026
Property Type: Townhouse (Single)



22b Sunhill Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,750,000
Method: Sold Before Auction
Date: 07/01/2026
Property Type: Townhouse (Res)
Land Size: 283 sqm approx

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.

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