

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 5b Malcolm 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	22b Sunhill Rd MOUNT WAVERLEY 3149	\$1,750,000	07/01/2026
2	6b Cash Gr MOUNT WAVERLEY 3149	\$1,650,000	08/11/2025
3	2/7 Moorong St CHADSTONE 3148	\$1,630,000	06/10/2025

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: 18/02/2026 14:55



Property Type: House

[Agent Comments](#)

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

Comparable Properties



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



6b Cash Gr MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)



Price: \$1,650,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)



2/7 Moorong St CHADSTONE 3148 (REI)

[Agent Comments](#)



Price: \$1,630,000
Method: Private Sale
Date: 06/10/2025
Property Type: Townhouse (Res)
Land Size: 311 sqm approx

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