

# 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

2/2 Yangoora 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

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,080,500

Property Type

Unit

Suburb

Mount Waverley

Period - From

12/08/2025

to

10/02/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property           | Price       | Date of sale |
|--|-------------|--------------|
| 2/29 Kemp Avenue Mount Waverley VIC 3149 | \$1,200,888 | 08/10/2025   |
| 5 Toombah Street Mount Waverley VIC 3149 | \$1,306,000 | 02/10/2025   |
|  |             |              |

This Statement of Information was prepared on:

12/02/2026