

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

1/3 OLYMPIAN AVENUE MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,099,111

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

1/2 COLEBROOK AVENUE MOUNT WAVERLEY VIC 3149	\$1,341,000	25-Apr-26
2/35 SURREY ROAD MOUNT WAVERLEY VIC 3149	\$1,350,500	19-Mar-26
2/40 LEONIE AVENUE MOUNT WAVERLEY VIC 3149	\$1,303,000	13-Jun-26

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 6 months.

This Statement of Information was prepared on: 13 July 2026



1/2 COLEBROOK AVENUE MOUNT
WAVERLEY VIC 3149

Sold Price

\$1,341,000

Sold Date

25-Apr-26

4

3

2

Distance

0.25km



2/35 SURREY ROAD MOUNT
WAVERLEY VIC 3149

Sold Price

\$1,350,500

Sold Date

19-Mar-26

4

3

2

Distance

1.24km



2/40 LEONIE AVENUE MOUNT
WAVERLEY VIC 3149

Sold Price

^{RS}\$1,303,000

Sold Date

13-Jun-26

4

2

2

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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