

## 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

2a Donald Street, 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

\$1,250,000

&

\$1,350,000

#### Median sale price

Median price

\$1,352,500

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

08/01/2025

to

07/01/2026

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	2/12 Atkinson St CHADSTONE 3148	\$1,325,000	17/10/2025
2	2/108 High Street Rd ASHWOOD 3147	\$1,340,000	14/10/2025
3	3/27 Atkinson St CHADSTONE 3148	\$1,250,000	13/09/2025

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:

08/01/2026 19:21