

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 KATANDRA COURT 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

\$1,290,000

&

\$1,419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,549

Property type

House

Suburb

Mount Waverley

Period-from

01 Apr 2025

to

31 Mar 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

8 GRIFFITHS COURT MOUNT WAVERLEY VIC 3149	\$1,376,500	28-Mar-26
6 VERMONT STREET GLEN WAVERLEY VIC 3150	\$1,385,000	29-Jan-26
24 PAMELA STREET MOUNT WAVERLEY VIC 3149	\$1,300,000	07-Feb-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: 11 April 2026


**8 GRIFFITHS COURT MOUNT
WAVERLEY VIC 3149**
 4  3  2

 Sold Price ^{RS} **\$1,376,500** Sold Date **28-Mar-26**

 Distance **1.34km**

**6 VERMONT STREET GLEN
WAVERLEY VIC 3150**
 5  1  2

 Sold Price ^{RS} **\$1,385,000** ^{UN} Sold Date **29-Jan-26**

 Distance **1.73km**

**24 PAMELA STREET MOUNT
WAVERLEY VIC 3149**
 3  1  1

 Sold Price ^{RS} **\$1,300,000** Sold Date **07-Feb-26**

 Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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