

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,631,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Jun 2025

to

31 May 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

76 TALBOT ROAD MOUNT WAVERLEY VIC 3149	\$1,250,000	02-May-26
55 AVONHURST DRIVE GLEN WAVERLEY VIC 3150	\$1,261,000	28-Feb-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 June 2026


**76 TALBOT ROAD MOUNT  
WAVERLEY VIC 3149**
 3  1  2

 Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **02-May-26**

 Distance **1.62km**

**55 AVONHURST DRIVE GLEN  
WAVERLEY VIC 3150**
 5  3  4

 Sold Price **\$1,261,000** Sold Date **28-Feb-26**

 Distance **1.61km**

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

 Sold Price **\$1,300,000** Sold Date **07-Feb-26**

 Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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