

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

3/3 COOLARN STREET 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

\$1,390,000

&

\$1,529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,099,555

Property type

Unit

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

1/38 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	\$1,487,000	13-Jun-26
1/11 ANTHONY DRIVE MOUNT WAVERLEY VIC 3149	\$1,380,000	13-Apr-26
2/3 UNA STREET MOUNT WAVERLEY VIC 3149	\$1,510,000	28-Mar-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: 27 June 2026


**1/38 ILLUKA CRESCENT MOUNT
WAVERLEY VIC 3149**
 4
  3
  2

 Sold Price ^{RS} **\$1,487,000** Sold Date **13-Jun-26**

 Distance **0.26km**

**1/11 ANTHONY DRIVE MOUNT
WAVERLEY VIC 3149**
 4
  2
  2

 Sold Price **\$1,380,000** Sold Date **13-Apr-26**

 Distance **0.55km**

**2/3 UNA STREET MOUNT
WAVERLEY VIC 3149**
 4
  3
  2

 Sold Price **\$1,510,000** Sold Date **28-Mar-26**

 Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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