

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

\$1,350,000

&

\$1,450,000

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

1/38 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
1/9 DORSET STREET GLEN WAVERLEY VIC 3150	\$1,455,000	28-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: 22 July 2026



**1/38 ILLUKA CRESCENT MOUNT
WAVERLEY VIC 3149**

 4  3  2

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

Distance **0.27km**



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

 4  2  2

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

Distance **0.54km**



**1/9 DORSET STREET GLEN
WAVERLEY VIC 3150**

 4  3  2

Sold Price **\$1,455,000** Sold Date **28-Feb-26**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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