

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

2/411 STEPHENSONS ROAD 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

\$799,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Aug 2025

to

31 Jul 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

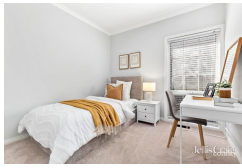
Date of sale

2/16 THERESE AVENUE MOUNT WAVERLEY VIC 3149	\$931,000	02-May-26
1/25 LEONIE AVENUE MOUNT WAVERLEY VIC 3149	\$850,000	15-Apr-26
1/64 THERESE AVENUE MOUNT WAVERLEY VIC 3149	\$935,000	09-May-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: 06 August 2026


**2/16 THERESE AVENUE MOUNT
WAVERLEY VIC 3149**

 3
  2
  1

Sold Price **\$931,000** Sold Date **02-May-26**

Distance **1.18km**


**1/25 LEONIE AVENUE MOUNT
WAVERLEY VIC 3149**

 3
  1
  1

Sold Price **\$850,000** Sold Date **15-Apr-26**

Distance **0.6km**


**1/64 THERESE AVENUE MOUNT
WAVERLEY VIC 3149**

 3
  2
  1

Sold Price **\$935,000** Sold Date **09-May-26**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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