

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

2/6 ELM GROVE 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

\$980,000

&

\$1,070,000

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

3/1 VASEY AVENUE MOUNT WAVERLEY VIC 3149	\$1,045,000	06-Jun-26
2/4 RAE STREET MOUNT WAVERLEY VIC 3149	\$1,031,000	13-Jun-26
2/1 EMERALD STREET MOUNT WAVERLEY VIC 3149	\$980,000	11-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: 25 July 2026


**3/1 VASEY AVENUE MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price **\$1,045,000** Sold Date **06-Jun-26**

Distance **0.9km**


**2/4 RAE STREET MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price ^{RS} **\$1,031,000** Sold Date **13-Jun-26**

Distance **1.13km**


**2/1 EMERALD STREET MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price **\$980,000** Sold Date **11-Mar-26**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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