

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

1/64 THERESE AVENUE 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Apr 2025

to

31 Mar 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

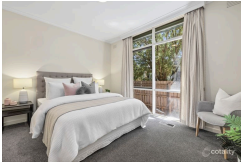
Date of sale

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 1/56 IAN GROVE MOUNT WAVERLEY VIC 3149 | \$950,000 | 19-Nov-25 |
| | | |
| | | |

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: 23 April 2026

**1/56 IAN GROVE MOUNT
WAVERLEY VIC 3149**3  1  1 Sold Price **\$950,000** Sold Date **19-Nov-25**Distance **0.37km****RS** = Recent sale **UN** = Undisclosed Sale

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