

## 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

2/27 PARK ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 May 2025

to

30 Apr 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

2/1 EMERALD STREET MOUNT WAVERLEY VIC 3149	\$980,000	11-Mar-26
3/20-22 ALBERT STREET MOUNT WAVERLEY VIC 3149	\$1,005,000	14-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: 05 May 2026


**2/1 EMERALD STREET MOUNT  
WAVERLEY VIC 3149**
 3   
  2   
  2

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

 Distance    **1.03km**

**3/20-22 ALBERT STREET MOUNT  
WAVERLEY VIC 3149**
 3   
  2   
  2

 Sold Price    <sup>RS</sup> **\$1,005,000**    Sold Date    **14-Mar-26**

 Distance    **1.92km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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