

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

5 LAURA 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

\$1,375,000

&

\$1,475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,500

Property type

House

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 CAROLINA STREET MOUNT WAVERLEY VIC 3149	\$1,500,000	28-Jul-26
95 MARIANNE WAY MOUNT WAVERLEY VIC 3149	\$1,460,000	11-Jul-26
26 DELMORE CRESCENT GLEN WAVERLEY VIC 3150	\$1,300,000	17-Jun-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: 10 August 2026



2 CAROLINA STREET MOUNT WAVERLEY VIC 3149

 4
  2
  3

Sold Price ^{RS} **\$1,500,000** Sold Date **28-Jul-26**

Distance **0.26km**



95 MARIANNE WAY MOUNT WAVERLEY VIC 3149

 4
  1
  2

Sold Price ^{RS} **\$1,460,000** Sold Date **11-Jul-26**

Distance **0.91km**



26 DELMORE CRESCENT GLEN WAVERLEY VIC 3150

 3
  1
  1

Sold Price ^{RS} **\$1,300,000** Sold Date **17-Jun-26**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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