

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

2/397 WAVERLEY 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,093,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2025

to

31 Aug 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

1/3 ISLAY COURT MOUNT WAVERLEY VIC 3149	\$1,550,000	29-Aug-26
3/55 AMBER GROVE MOUNT WAVERLEY VIC 3149	\$1,540,000	08-May-26
2/35 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	\$1,605,000	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: 22 September 2026



1/3 ISLAY COURT MOUNT WAVERLEY VIC 3149

 4
  4
  2

Sold Price ^{RS} **\$1,550,000** Sold Date **29-Aug-26**

Distance **0.87km**



3/55 AMBER GROVE MOUNT WAVERLEY VIC 3149

 4
  3
  2

Sold Price **\$1,540,000** Sold Date **08-May-26**

Distance **0.88km**



2/35 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149

 4
  3
  -

Sold Price **\$1,605,000** Sold Date **09-May-26**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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