

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

4 HOVEA COURT 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

\$1,670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,647,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Dec 2024

to

30 Nov 2025

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

4 BOND STREET MOUNT WAVERLEY VIC 3149	\$1,784,000	02-Aug-25
9 WORTLEY AVENUE MOUNT WAVERLEY VIC 3149	\$1,695,000	30-Aug-25
7 WORTLEY AVENUE MOUNT WAVERLEY VIC 3149	\$1,700,000	22-Sep-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: 01 December 2025

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**4 BOND STREET MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price **\$1,784,000** Sold Date **02-Aug-25**

Distance **1.27km**

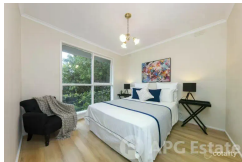


**9 WORTLEY AVENUE MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price **\$1,695,000** Sold Date **30-Aug-25**

Distance **1.63km**



**7 WORTLEY AVENUE MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price ^{RS} **\$1,700,000** Sold Date **22-Sep-25**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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