

## 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

11 VALLEY ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

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

Single Price

or range  
between

\$1,950,000

&

\$2,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,609,999

Property type

House

Suburb

Mount Waverley

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

8 ALBERT STREET MOUNT WAVERLEY VIC 3149	\$1,968,000	15-Feb-25
18 PRINCETOWN ROAD MOUNT WAVERLEY VIC 3149	\$2,040,000	29-May-25
32 THE HIGHWAY MOUNT WAVERLEY VIC 3149	\$2,200,000	30-May-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: 03 July 2025



**8 ALBERT STREET MOUNT  
WAVERLEY VIC 3149**

 3  1  1

Sold Price **\$1,968,000** Sold Date **15-Feb-25**

Distance **0.84km**



**18 PRINCETOWN ROAD MOUNT  
WAVERLEY VIC 3149**

 2  1  2

Sold Price <sup>RS</sup> **\$2,040,000** <sup>UN</sup> Sold Date **29-May-25**

Distance **0.55km**



**32 THE HIGHWAY MOUNT  
WAVERLEY VIC 3149**

 3  1  1

Sold Price <sup>RS</sup> **\$2,200,000** <sup>UN</sup> Sold Date **30-May-25**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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