

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

2/1 APSLEY STREET 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,071,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jan 2025

to

31 Dec 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

1/56 IAN GROVE MOUNT WAVERLEY VIC 3149	\$950,000	19-Nov-25
2/7 KEVIN STREET MOUNT WAVERLEY VIC 3149	\$910,000	27-Oct-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: 23 January 2026

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**1/56 IAN GROVE MOUNT
WAVERLEY VIC 3149**

 3  1  1

Sold Price ^{RS} **\$950,000** Sold Date **19-Nov-25**

Distance **1.08km**



**2/7 KEVIN STREET MOUNT
WAVERLEY VIC 3149**

 3  2  1

Sold Price **\$910,000** Sold Date **27-Oct-25**

Distance **1.98km**

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

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