

# 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

2/3 Charles Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$620,000

&

\$680,000

### Median sale price

Median price

\$925,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

02/02/2025

to

01/02/2026

Source

Property Data

### 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 six 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	6/577 High Street Rd MOUNT WAVERLEY 3149	\$640,000	06/12/2025
2	5/216-218 Lawrence Rd MOUNT WAVERLEY 3149	\$715,000	09/08/2025
3			

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 six months.

This Statement of Information was prepared on:

02/02/2026 12:22



 2    1    1

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Unit Price**  
02/02/2025 - 01/02/2026: \$925,000

## Comparable Properties



**6/577 High Street Rd MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

 2    1    1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 06/12/2025  
**Property Type:** Unit  
**Land Size:** 159 sqm approx



**5/216-218 Lawrence Rd MOUNT WAVERLEY 3149 (REI)**   **Agent Comments**

 2    1    1

**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 09/08/2025  
**Property Type:** Unit

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 six months.