

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 2/3 Charles Street, Mount Waverley Vic 3149
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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

**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](#)**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](#)**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.

[Account](#) - Barry Plant | P: 03 9803 0400