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

Range between $590,000 & $649,000

Median sale price

Median price $1,190,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	9/439 Waverley Rd MOUNT WAVERLEY 3149	$685,000	29/10/2025
3	2/24 Shirley Av GLEN WAVERLEY 3150	$632,000	20/09/2025

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.~~

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2/3 Charles Street, Mount Waverley Vic 3149



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$590,000 - $649,000
Median Unit Price
December quarter 2025: $1,190,000

Comparable Properties



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

2 1 1

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

Agent Comments



9/439 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

2 1 1

Price: $685,000
Method: Auction Sale
Date: 29/10/2025
Property Type: Unit

Agent Comments



2/24 Shirley Av GLEN WAVERLEY 3150 (REI/VG)

2 1 1

Price: $632,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9803 0400

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