

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 203/436-442 Huntingdale Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$520,000

Median sale price

Median price \$940,344 Property Type Unit Suburb Mount Waverley

Period - From 05/03/2025 to 04/03/2026 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	310/436-442 Huntingdale Rd MOUNT WAVERLEY 3149	\$550,000	05/12/2025
2			
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: 05/03/2026 10:06



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$520,000

Median Unit Price

05/03/2025 - 04/03/2026: \$940,344

Comparable Properties



310/436-442 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 05/12/2025

Property Type: Apartment

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.