

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

14 Aldrin Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$915,000 Property Type Unit Suburb Mount Waverley

Period - From 27/05/2025 to 26/05/2026 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	2/76 Eley Rd BURWOOD 3125	\$840,000	19/04/2026
2	25/12 Surrey Rd MOUNT WAVERLEY 3149	\$895,000	24/03/2026
3	100 Middleborough Rd BLACKBURN SOUTH 3130	\$880,000	12/03/2026

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: 27/05/2026 13:00



Property Type: Strata Unit/Flat

Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

27/05/2025 - 26/05/2026: \$915,000

Comparable Properties



2/76 Eley Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 19/04/2026

Property Type: Unit



25/12 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$895,000

Method: Sold Before Auction

Date: 24/03/2026

Property Type: Townhouse (Res)



100 Middleborough Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 12/03/2026

Property Type: House

Land Size: 406 sqm approx

Account - Barry Plant | P: 03 9803 0400