

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 4/454 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,181,000 Property Type Unit Suburb Mount Waverley

Period - From 01/01/2026 to 31/03/2026 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	3/12 Surrey Rd MOUNT WAVERLEY 3149	\$795,000	30/05/2026
2	3/28 Park La MOUNT WAVERLEY 3149	\$790,000	21/03/2026
3	1/1-3 Dorgan St MOUNT WAVERLEY 3149	\$770,000	24/01/2026

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: 01/06/2026 16:59



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Property Type: Unit
Land Size: 0 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median Unit Price
 March quarter 2026: \$1,181,000

Comparable Properties



3/12 Surrey Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$795,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit
Land Size: 217 sqm approx



3/28 Park La MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

2 1 1

Price: \$790,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 233 sqm approx



1/1-3 Dorgan St MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$770,000
Method: Auction Sale
Date: 24/01/2026
Property Type: Unit
Land Size: 204 sqm approx

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