

## 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

1/29 KINGSLEY GROVE MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 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

2/55 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	\$820,000	30-Aug-25
1/3 ROSS COURT MOUNT WAVERLEY VIC 3149	\$960,000	06-Aug-25
53A ALBERT STREET MOUNT WAVERLEY VIC 3149	\$930,000	09-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 05 November 2025



**2/55 ILLUKA CRESCENT MOUNT  
WAVERLEY VIC 3149**

 3
  1
  1

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date **30-Aug-25**

Distance **1.92km**



**1/3 ROSS COURT MOUNT  
WAVERLEY VIC 3149**

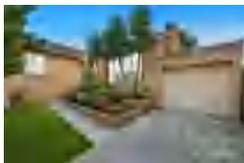
 3
  2
  1

Sold Price

**\$960,000**

Sold Date **06-Aug-25**

Distance **1.48km**



**53A ALBERT STREET MOUNT  
WAVERLEY VIC 3149**

 3
  1
  2

Sold Price

<sup>RS</sup> **\$930,000** <sup>UN</sup>

Sold Date **09-Aug-25**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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