

## 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

7 FLORIDA STREET 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

\$1,630,000

&

\$1,730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,622,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

6 ESPERANCE ROAD MOUNT WAVERLEY VIC 3149	\$1,652,000	14-Dec-24
6 COROWA COURT MOUNT WAVERLEY VIC 3149	\$1,650,000	07-Dec-24
7 GLENDOWAN ROAD MOUNT WAVERLEY VIC 3149	\$1,731,000	10-Feb-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: 26 March 2025



## 6 ESPERANCE ROAD MOUNT WAVERLEY VIC 3149

 4  2  2

Sold Price

**\$1,652,000**

Sold Date

**14-Dec-24**

Distance

**0.09km**



## 6 COROWA COURT MOUNT WAVERLEY VIC 3149

 5  2  2

Sold Price

**\$1,650,000**

Sold Date

**07-Dec-24**

Distance

**0.28km**



## 7 GLENDOWAN ROAD MOUNT WAVERLEY VIC 3149

 4  2  2

Sold Price

**\$1,731,000**

Sold Date

**10-Feb-25**

Distance

**2.1km**

RS = Recent sale

UN = Undisclosed Sale

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