

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

5 Islay Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,615,500

Property Type House

Suburb Mount Waverley

Period - From 01/10/2025

to 31/12/2025

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	10 Selby St MOUNT WAVERLEY 3149	\$1,444,000	15/11/2025
2	18 Jeffrey St MOUNT WAVERLEY 3149	\$1,400,500	25/10/2025
3	2 Gordon Av OAKLEIGH EAST 3166	\$1,350,000	11/10/2025

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:

21/01/2026 10:29



 4  2  2

Property Type: House
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2025: \$1,615,500

Comparable Properties



10 Selby St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,444,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 734 sqm approx



18 Jeffrey St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  1  2

Price: \$1,400,500
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 780 sqm approx



2 Gordon Av OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 512 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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