

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

1/10 DORGAN STREET MOUNT WAVERLEY VIC 3149

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,612,500

Property type

Other

Suburb

Mount Waverley

Period-from

7 Feb 2026

to

7 Aug 2026

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

2/43 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	\$1,305,000	22-Apr-26
12B CAROLINA STREET MOUNT WAVERLEY VIC 3149	\$1,258,000	28-Mar-26
31C BELMONT ROAD GLEN WAVERLEY VIC 3150	\$1,323,000	25-Jul-26

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: 07 August 2026