

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

1/195 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2026

to

30/06/2026

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	74b Albert St MOUNT WAVERLEY 3149	\$1,675,000	07/07/2026
2	2/29 Lavidge Rd ASHWOOD 3147	\$1,500,000	31/03/2026
3	25a Briggs St MOUNT WAVERLEY 3149	\$1,607,000	21/03/2026

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:

15/07/2026 14:29



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000
Median House Price
June quarter 2026: \$1,550,000

Comparable Properties



74b Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,675,000
Method: Private Sale
Date: 07/07/2026
Property Type: Townhouse (Single)



2/29 Lavidge Rd ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Res)



25a Briggs St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,607,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 409 sqm approx