

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

1/212 Stephenson's Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,359,000

Property Type Townhouse

Suburb Mount Waverley

Period - From 09/06/2025

to

08/06/2026

Source Property Data

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	1/7 St Johns Wood Rd MOUNT WAVERLEY 3149	\$1,500,000	30/05/2026
2			
3			

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:

09/06/2026 10:44



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Townhouse Price
09/06/2025 - 08/06/2026: \$1,359,000

Comparable Properties

1/7 St Johns Wood Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Townhouse (Res)
Land Size: 332 sqm approx

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.

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



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