

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

1/228 Highbury Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$1,301,000 Property Type Townhouse Suburb Mount Waverley

Period - From 13/05/2024 to 12/05/2025 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	2/22 Summit Rd BURWOOD 3125	\$1,028,000	22/04/2025
2	3/38 Station St BURWOOD 3125	\$1,050,000	29/03/2025
3	1/47 Station St BURWOOD 3125	\$1,111,000	22/03/2025

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:

13/05/2025 16:50

1/228 Highbury Road, Mount Waverley Vic 3149

**Jellis
Craig**

Sue Li

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Indicative Selling Price

\$990,000 - \$1,089,000

Median Townhouse Price

13/05/2024 - 12/05/2025: \$1,301,000



 4  3  1

Property Type: Townhouse (Res)

Land Size: 306 sqm approx

Agent Comments

Comparable Properties



2/22 Summit Rd BURWOOD 3125 (REI)

Agent Comments

 3  2  2

Price: \$1,028,000

Method: Private Sale

Date: 22/04/2025

Property Type: Townhouse (Single)



3/38 Station St BURWOOD 3125 (REI)

Agent Comments

 4  3  2

Price: \$1,050,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Townhouse (Res)



1/47 Station St BURWOOD 3125 (REI)

Agent Comments

 4  2  2

Price: \$1,111,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)

Land Size: 281 sqm approx

Account - Jellis Craig | P: 03 88498088



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