

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

1/396 Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,181,000 Property Type Unit Suburb Mount Waverley

Period - From 01/01/2026 to 31/03/2026 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	3/20-22 Albert St MOUNT WAVERLEY 3149	\$1,005,000	14/03/2026
2	1/34 Irving St MOUNT WAVERLEY 3149	\$1,008,000	18/02/2026
3	1/6 Dorgan St MOUNT WAVERLEY 3149	\$855,000	07/02/2026

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:

05/06/2026 10:46

1/396 Stephenson's Road, Mount Waverley Vic 3149

JellisCraig

Peter Alamaras

8849 8088

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PeterAlamaras@jellisrcraig.com.au

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

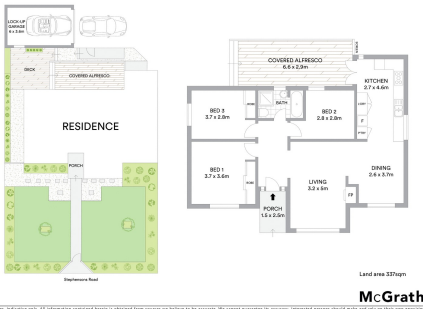
March quarter 2026: \$1,181,000

 3  1  1

Property Type: Unit

Land Size: 338 sqm approx

Agent Comments



McGrath

Comparable Properties



3/20-22 Albert St MOUNT WAVERLEY 3149 (REI)

 3  2  2

Agent Comments

Price: \$1,005,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Unit



1/34 Irving St MOUNT WAVERLEY 3149 (REI/VG)

 3  2  1

Agent Comments

Price: \$1,008,000

Method: Private Sale

Date: 18/02/2026

Property Type: Unit

Land Size: 383 sqm approx



1/6 Dorgan St MOUNT WAVERLEY 3149 (REI/VG)

 3  2  1

Agent Comments

Price: \$855,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Unit

Land Size: 385 sqm approx

Account - Jellis Craig | P: 03 88498088



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