

# 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 Deborah Court, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### 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 | 7 Peveril St GLEN WAVERLEY 3150    | \$1,315,000 | 11/07/2026   |
| 2 | 76 Talbot Rd MOUNT WAVERLEY 3149   | \$1,250,000 | 02/05/2026   |
| 3 | 52 Hampshire Rd GLEN WAVERLEY 3150 | \$1,045,000 | 23/02/2026   |

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:

31/07/2026 11:51



**Property Type:** House

**Land Size:** 839 sqm approx

**Agent Comments**

## Comparable Properties

**7 Peveril St GLEN WAVERLEY 3150 (REI)**

**Agent Comments**



**Price:** \$1,315,000

**Method:** Auction Sale

**Date:** 11/07/2026

**Property Type:** House (Res)

**Land Size:** 758 sqm approx



**76 Talbot Rd MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 02/05/2026

**Property Type:** House

**Land Size:** 842 sqm approx



**52 Hampshire Rd GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**



**Price:** \$1,045,000

**Method:** Private Sale

**Date:** 23/02/2026

**Property Type:** House (Res)

**Land Size:** 725 sqm approx