

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

13 Roland Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

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	44 Haig St BURWOOD 3125	\$1,620,000	29/05/2026
2	9 Finch St BURWOOD 3125	\$1,650,000	13/04/2026
3	2 The Close MOUNT WAVERLEY 3149	\$1,558,888	28/03/2026

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:

21/08/2026 12:05



Property Type: House

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



44 Haig St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,620,000

Method: Private Sale

Date: 29/05/2026

Property Type: House (Res)

Land Size: 696 sqm approx



9 Finch St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 13/04/2026

Property Type: House (Res)

Land Size: 664 sqm approx



2 The Close MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,558,888

Method: Private Sale

Date: 28/03/2026

Property Type: House

Land Size: 991 sqm approx