

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

18 Fairview Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,580,500

Property Type House

Suburb Mount Waverley

Period - From 04/08/2025

to

03/08/2026

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	37 Hillview Av MOUNT WAVERLEY 3149	\$1,288,000	05/07/2026
2	13 Fairview Rd MOUNT WAVERLEY 3149	\$1,300,000	22/05/2026
3	27 Stocks Rd MOUNT WAVERLEY 3149	\$1,320,000	17/07/2026

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:

04/08/2026 19:12



 4  2  2

Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
04/08/2025 - 03/08/2026: \$1,580,500

Comparable Properties



37 Hillview Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  4

Price: \$1,288,000
Method: Private Sale
Date: 05/07/2026
Property Type: House (Res)
Land Size: 725 sqm approx



13 Fairview Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

 3  -  -

Price: \$1,300,000
Method: Sale
Date: 22/05/2026
Property Type: House (Res)
Land Size: 725 sqm approx



27 Stocks Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  1

Price: \$1,320,000
Method: Private Sale
Date: 17/07/2026
Property Type: House
Land Size: 708 sqm approx