

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

19 Roland Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,365,000 Property Type Townhouse Suburb Mount Waverley

Period - From 28/04/2025 to 27/04/2026 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	2/22 Adrienne Cr MOUNT WAVERLEY 3149	\$1,100,000	07/02/2026
2	1/460 Highbury Rd MOUNT WAVERLEY 3149	\$1,099,111	05/01/2026
3	1/143 Power Av CHADSTONE 3148	\$1,065,000	24/12/2025

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:

28/04/2026 12:17

Stan Song
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3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
28/04/2025 - 27/04/2026: \$1,365,000

Comparable Properties

2/22 Adrienne Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method:
Date: 07/02/2026
Property Type: House

1/460 Highbury Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$1,099,111
Method:
Date: 05/01/2026
Property Type: House



1/143 Power Av CHADSTONE 3148 (REI/VG)

Agent Comments

3 2 2

Price: \$1,065,000
Method: Private Sale
Date: 24/12/2025
Property Type: Townhouse (Single)