

# 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

193 Ferntree Gully Road, 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

\$1,580,000

&

\$1,720,000

### Median sale price

Median price

\$1,644,000

Property Type

House

Suburb

Mount Waverley

Period - From

23/03/2025

to

22/03/2026

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 | 25 Kingswood Av MOUNT WAVERLEY 3149 | \$1,608,000 | 29/11/2025   |
| 2 | 15 Viewbank Rd MOUNT WAVERLEY 3149  | \$1,635,000 | 08/11/2025   |
| 3 | 75 Talbot Rd MOUNT WAVERLEY 3149    | \$1,532,000 | 25/10/2025   |

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:

23/03/2026 14:39



 4  3  3

**Property Type:** House

**Land Size:** 658 sqm approx

**Agent Comments**

## Comparable Properties



**25 Kingswood Av MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

 5  4  2

**Price:** \$1,608,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 804 sqm approx



**15 Viewbank Rd MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

 3  1  3

**Price:** \$1,635,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 761 sqm approx



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

**Agent Comments**

 4  3  2

**Price:** \$1,532,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 834 sqm approx