

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

2/447 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,362,500

Property Type Townhouse

Suburb Mount Waverley

Period - From 05/08/2025

to

04/08/2026

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	3/72 Talbot Rd MOUNT WAVERLEY 3149	\$906,000	25/07/2026
2	2/12 Chivers Av GLEN WAVERLEY 3150	\$900,000	13/06/2026
3			

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:

05/08/2026 10:30



3 2 1

Property Type: Town House

Land Size: 209sqm sqm approx

Agent Comments

Comparable Properties



3/72 Talbot Rd MOUNT WAVERLEY 3149 (REI)

3 3 2

Price: \$906,000

Method: Auction Sale

Date: 25/07/2026

Property Type: Townhouse (Res)

Land Size: 246 sqm approx

Agent Comments

Newer and has extra bathroom.



2/12 Chivers Av GLEN WAVERLEY 3150 (REI)

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Townhouse (Res)

Agent Comments

Newer and not near main road.

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.