

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

2/8 Simpson Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

to

31/03/2026

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	3/18 Gloucester St MOUNT WAVERLEY 3149	\$1,410,000	02/03/2026
2	21 Surrey Rd MOUNT WAVERLEY 3149	\$1,455,000	12/02/2026
3	7 Beal St MOUNT WAVERLEY 3149	\$1,530,000	25/11/2025

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:

13/04/2026 09:11



Property Type: House
Land Size: 423 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending March 2026: \$1,650,000

Comparable Properties



3/18 Gloucester St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,410,000
Method: Private Sale
Date: 02/03/2026
Property Type: House (Res)
Land Size: 248 sqm approx



21 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,455,000
Method: Auction Sale
Date: 12/02/2026
Property Type: House (Res)
Land Size: 326 sqm approx



7 Beal St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,530,000
Method: Private Sale
Date: 25/11/2025
Property Type: House (Res)
Land Size: 431 sqm approx