

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

21 Regent Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,615,000

Property Type House

Suburb Mount Waverley

Period - From 19/06/2025

to

18/06/2026

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	11 Morshead Av MOUNT WAVERLEY 3149	\$1,910,000	23/05/2026
2	73 Muir St MOUNT WAVERLEY 3149	\$1,855,000	08/05/2026
3	285 Lawrence Rd MOUNT WAVERLEY 3149	\$1,951,000	28/02/2026

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:

19/06/2026 09:43

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

19/06/2025 - 18/06/2026: \$1,615,000



 5  2  2

Rooms: 9

Property Type: House

Land Size: 1011 sqm approx

Agent Comments

Comparable Properties



11 Morshead Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  1  2

Price: \$1,910,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 806 sqm approx



73 Muir St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,855,000

Method: Private Sale

Date: 08/05/2026

Property Type: House

Land Size: 801 sqm approx



285 Lawrence Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,951,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 805 sqm approx

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