

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

215 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,362,500

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

05/06/2025

to

04/06/2026

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	25a Briggs St MOUNT WAVERLEY 3149	\$1,607,000	21/03/2026
2	13a Kingsley Gr MOUNT WAVERLEY 3149	\$1,600,000	14/02/2026
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:

05/06/2026 14:48

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

05/06/2025 - 04/06/2026: \$1,362,500



5 4.5 2

Property Type: Townhouse

Land Size: 457 sqm approx

Agent Comments

Comparable Properties



25a Briggs St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 3 2

Price: \$1,607,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

Land Size: 409 sqm approx

13a Kingsley Gr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 3 2

Price: \$1,600,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Land Size: 387 sqm approx

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.