

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

219B Stephensons 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

&

\$1,680,000

Median sale price

Median price

\$1,365,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

27/05/2025

to

26/05/2026

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	1/1 Fir Ct MOUNT WAVERLEY 3149	\$1,699,000	21/03/2026
2			
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:

27/05/2026 10:05



 4  3  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,680,000
Median Townhouse Price
27/05/2025 - 26/05/2026: \$1,365,000

Comparable Properties



1/1 Fir Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  2

Price: \$1,699,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 365 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.