

# 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 26 Darbyshire Road, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 15/04/2023 to 14/04/2024 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	15 Midway St MOUNT WAVERLEY 3149	\$1,450,000	12/12/2023
2	17 Glengarry Av BURWOOD 3125	\$1,316,000	20/03/2024
3	28 Crow St BURWOOD EAST 3151	\$1,311,000	13/04/2024

**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: 15/04/2024 14:46



**Property Type:** House (Res)

**Land Size:** 728 sqm approx

Agent Comments

## Comparable Properties



**15 Midway St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** House

**Land Size:** 672 sqm approx



**17 Glengarry Av BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$1,316,000

**Method:** Sold Before Auction

**Date:** 20/03/2024

**Property Type:** House (Res)

**Land Size:** 670 sqm approx



**28 Crow St BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,311,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 596 sqm approx