

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

28 Toirram Road, 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 \$1,615,500

Property Type House

Suburb Mount Waverley

Period - From 01/10/2025

to 31/12/2025

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	5 Saxon Ct OAKLEIGH 3166	\$1,967,500	21/03/2026
2	5 Nagara Ct MOUNT WAVERLEY 3149	\$1,845,000	18/12/2025
3	44 Alice St MOUNT WAVERLEY 3149	\$1,970,000	28/10/2025

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:

27/03/2026 10:56

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Indicative Selling Price

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

Median House Price

December quarter 2025: \$1,615,500



5 3 3

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



5 Saxon Ct OAKLEIGH 3166 (REI)

Agent Comments

5 3 4

Price: \$1,967,500

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 875 sqm approx



5 Nagara Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

6 2 1

Price: \$1,845,000

Method: Private Sale

Date: 18/12/2025

Property Type: House

Land Size: 901 sqm approx



44 Alice St MOUNT WAVERLEY 3149 (VG)

Agent Comments

5 - -

Price: \$1,970,000

Method: Sale

Date: 28/10/2025

Property Type: House (Res)

Land Size: 727 sqm approx

Account - Jellis Craig | P: 03 88498088