

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

3/195 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,563,000

Property Type House

Suburb Mount Waverley

Period - From 01/01/2026

to

31/03/2026

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	2/35 Surrey Rd MOUNT WAVERLEY 3149	\$1,350,500	18/03/2026
2	1/41 Surrey Rd MOUNT WAVERLEY 3149	\$1,450,000	09/02/2026
3	2/9 Bales St MOUNT WAVERLEY 3149	\$1,380,000	15/11/2025

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:

14/05/2026 12:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
March quarter 2026: \$1,563,000

Comparable Properties



2/35 Surrey Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,350,500
Method: Sold Before Auction
Date: 18/03/2026
Property Type: Townhouse (Res)
Land Size: 241 sqm approx



1/41 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Sold Before Auction
Date: 09/02/2026
Property Type: Townhouse (Res)



2/9 Bales St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)