

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

3/3 Darbyshire Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,362,500

Property Type Townhouse

Suburb Mount Waverley

Period - From 02/06/2025

to

01/06/2026

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	2/225 Highbury Rd BURWOOD 3125	\$1,291,000	23/05/2026
2	2/35 Surrey Rd MOUNT WAVERLEY 3149	\$1,350,500	18/03/2026
3	3/18 Gloucester St MOUNT WAVERLEY 3149	\$1,410,000	02/03/2026

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:

02/06/2026 16:51



Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Townhouse Price
02/06/2025 - 01/06/2026: \$1,362,500

Comparable Properties



2/225 Highbury Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$1,291,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Townhouse (Res)
Land Size: 264 sqm approx



2/35 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



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



3/18 Gloucester St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,410,000
Method: Private Sale
Date: 02/03/2026
Property Type: House (Res)
Land Size: 248 sqm approx