

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

3/72 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,359,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

10/06/2025

to

09/06/2026

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	3/17 Forster Rd MOUNT WAVERLEY 3149	\$950,000	21/05/2026
2	14 Gateway Cl CHADSTONE 3148	\$840,000	06/05/2026
3	4/1 Sampson Dr MOUNT WAVERLEY 3149	\$778,000	29/01/2026

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:

10/06/2026 12:47

RayWhite



3 3 2

Property Type: Townhouse (Single)
Land Size: 246 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
10/06/2025 - 09/06/2026: \$1,359,000

Comparable Properties



3/17 Forster Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$950,000
Method: Private Sale
Date: 21/05/2026
Property Type: Townhouse (Single)



14 Gateway CI CHADSTONE 3148 (REI/VG)

Agent Comments

3 2 2

Price: \$840,000
Method: Sold Before Auction
Date: 06/05/2026
Property Type: House (Res)
Land Size: 182 sqm approx



4/1 Sampson Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

2 1 1

Price: \$778,000
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Single)