

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 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$3,000,000

&

\$3,200,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Mount Waverley

Period - From 01/04/2026

to

30/06/2026

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	14 Howell Dr MOUNT WAVERLEY 3149	\$2,900,000	02/09/2026
2	10 Russell Cr MOUNT WAVERLEY 3149	\$3,150,000	30/05/2026
3	9 Bond St MOUNT WAVERLEY 3149	\$3,225,000	16/05/2026

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:

16/09/2026 11:05



Property Type: House (Res)

Land Size: 727 sqm approx

Agent Comments

Comparable Properties



14 Howell Dr MOUNT WAVERLEY 3149 (REI)



Price: \$2,900,000

Method: Private Sale

Date: 02/09/2026

Property Type: House (Res)

Agent Comments

land size 725



10 Russell Cr MOUNT WAVERLEY 3149 (REI)



Price: \$3,150,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 786 sqm approx

Agent Comments



9 Bond St MOUNT WAVERLEY 3149 (REI)



Price: \$3,225,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House

Land Size: 828 sqm approx

Agent Comments