

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

32 Hillside 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 \$1,550,000

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	20 St Johns Wood Rd MOUNT WAVERLEY 3149	\$1,452,500	06/06/2026
2	1 Hillside Rd MOUNT WAVERLEY 3149	\$1,475,000	14/03/2026
3	12 Stocks Rd MOUNT WAVERLEY 3149	\$1,350,000	23/01/2026

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:

10/07/2026 13:51



Property Type: House (Previously Occupied - Detached)

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



20 St Johns Wood Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,452,500

Method: Private Sale

Date: 06/06/2026

Property Type: House (Res)

Land Size: 847 sqm approx



1 Hillside Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,475,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 725 sqm approx



12 Stocks Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 23/01/2026

Property Type: House (Res)

Land Size: 725 sqm approx