

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

394a Highbury Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,301,500 Property Type Townhouse Suburb Mount Waverley

Period - From 02/05/2024 to 01/05/2025 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	1b Debbie St MOUNT WAVERLEY 3149	\$1,415,000	09/04/2025
2	25 Cinnabar Av MOUNT WAVERLEY 3149	\$1,500,000	21/03/2025
3	13 Pindan Ct MOUNT WAVERLEY 3149	\$1,472,816	15/02/2025

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: 02/05/2025 11:07



Property Type: Townhouse

Agent Comments

Comparable Properties



1b Debbie St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,415,000

Method: Private Sale

Date: 09/04/2025

Property Type: Townhouse (Res)

Land Size: 329 sqm approx



25 Cinnabar Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 21/03/2025

Property Type: House (Res)

Land Size: 308 sqm approx



13 Pindan Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,472,816

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)