

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 4 Walker Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,563,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2026 to 31/03/2026 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	22 Lewis St MOUNT WAVERLEY 3149	\$1,540,000	01/04/2026
2	1 Hillside Rd MOUNT WAVERLEY 3149	\$1,475,000	14/03/2026
3	77 Headingly Rd MOUNT WAVERLEY 3149	\$1,450,000	17/12/2025

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.~~

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

March quarter 2026: \$1,563,000



Property Type: House (Res)

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



22 Lewis St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,540,000

Method: Private Sale

Date: 01/04/2026

Property Type: House

Land Size: 654 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



77 Headingly Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 759 sqm approx

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