

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

74 Hilton Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,600,000

&

\$1,760,000

Median sale price

Median price

\$1,608,000

Property Type

House

Suburb

Mount Waverley

Period - From

29/06/2025

to

28/06/2026

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	12 Josephine Av MOUNT WAVERLEY 3149	\$1,750,000	28/03/2026
2	12 Nethercote Dr MOUNT WAVERLEY 3149	\$1,750,000	14/03/2026
3	5 Pascall St MOUNT WAVERLEY 3149	\$1,680,000	07/03/2026

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:

29/06/2026 11:32

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5 2 2

Property Type: House
Land Size: 789 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
29/06/2025 - 28/06/2026: \$1,608,000

Comparable Properties



12 Josephine Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 715 sqm approx



12 Nethercote Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 708 sqm approx



5 Pascall St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 1

Price: \$1,680,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 713 sqm approx