

# 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

74b Albert Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,680,000

&

\$1,780,000

### Median sale price

Median price \$1,372,500

Property Type Townhouse

Suburb Mount Waverley

Period - From 14/04/2025

to

13/04/2026

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 | 1/298 High Street Rd MOUNT WAVERLEY 3149 | \$1,740,000 | 25/03/2026   |
| 2 | 1/42 Albert St MOUNT WAVERLEY 3149       | \$1,705,500 | 22/03/2026   |
| 3 | 1/1 Fir Ct MOUNT WAVERLEY 3149           | \$1,699,000 | 21/03/2026   |

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:

14/04/2026 11:18



**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/298 High Street Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,740,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** Townhouse (Single)



**1/42 Albert St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,705,500

**Method:** Auction Sale

**Date:** 22/03/2026

**Property Type:** House (Res)

**Land Size:** 404 sqm approx



**1/1 Fir Ct MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,699,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 365 sqm approx