

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

80 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

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	3 Curtis Av MOUNT WAVERLEY 3149	\$1,310,000	08/08/2026
2	41 Smyth St MOUNT WAVERLEY 3149	\$1,392,500	25/07/2026
3	37 Hillview Av MOUNT WAVERLEY 3149	\$1,288,000	05/07/2026

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:

11/08/2026 14:39

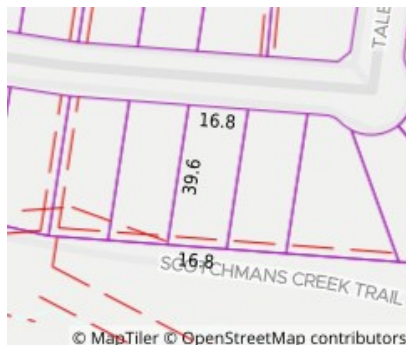
Stan Song
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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2026: \$1,550,000



4 2 2

Property Type: House (Res)

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



3 Curtis Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 2

Price: \$1,310,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 725 sqm approx



41 Smyth St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 6

Price: \$1,392,500

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)

Land Size: 667 sqm approx



37 Hillview Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 4

Price: \$1,288,000

Method: Private Sale

Date: 05/07/2026

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 88498088