

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 494 Highbury Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,650,400 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/12/2025 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	41 Sevenoaks Rd BURWOOD EAST 3151	\$1,283,000	15/11/2025
2	628 Highbury Rd GLEN WAVERLEY 3150	\$1,365,000	14/11/2025
3	19 Gareth Dr BURWOOD EAST 3151	\$1,370,000	29/10/2025

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:

23/02/2026 16:09



Property Type: House

Agent Comments

Comparable Properties



41 Sevenoaks Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,283,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 590 sqm approx



628 Highbury Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,365,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res)

Land Size: 664 sqm approx



19 Gareth Dr BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,370,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 590 sqm approx