

# 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 2/250 Waverley Road, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,334,000 Property Type Townhouse Suburb Mount Waverley

Period - From 05/02/2025 to 04/02/2026 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	3/17 Leonie Av MOUNT WAVERLEY 3149	\$1,110,000	13/12/2025
2	1/250 Waverley Rd MOUNT WAVERLEY 3149	\$1,215,000	29/11/2025
3	1/72 Talbot Rd MOUNT WAVERLEY 3149	\$1,205,000	26/08/2025

**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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4   3   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
05/02/2025 - 04/02/2026: \$1,334,000

## Comparable Properties



3/17 Leonie Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4   3   1

**Price:** \$1,110,000  
**Method:** Private Sale  
**Date:** 13/12/2025  
**Property Type:** Townhouse (Single)



1/250 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 280 sqm approx



1/72 Talbot Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4   3   1

**Price:** \$1,205,000  
**Method:** Sold Before Auction  
**Date:** 26/08/2025  
**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 88498088



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