

# 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 294b Highbury 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)

Single price \$1,470,000

### Median sale price

Median price \$1,301,000 Property Type Townhouse Suburb Mount Waverley

Period - From 01/05/2024 to 30/04/2025 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	1b Debbie St MOUNT WAVERLEY 3149	\$1,415,000	09/04/2025
2	28B Quaintance St MOUNT WAVERLEY 3149	\$1,355,000	27/03/2025
3	3/55 Andrews St BURWOOD 3125	\$1,400,000	22/02/2025

**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: 01/05/2025 11:42



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1b Debbie St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,415,000

**Method:** Private Sale

**Date:** 09/04/2025

**Property Type:** Townhouse (Res)

**Land Size:** 329 sqm approx



**28B Quaintance St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,355,000

**Method:** Private Sale

**Date:** 27/03/2025

**Property Type:** Townhouse (Single)



**3/55 Andrews St BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 22/02/2025

**Property Type:** Townhouse (Res)