

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

25/12 Surrey Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,345,500 Property Type Townhouse Suburb Mount Waverley

Period - From 04/03/2025 to 03/03/2026 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	28/12 Surrey Rd MOUNT WAVERLEY 3149	\$840,000	11/10/2025
2	6/20-22 Hughes St BURWOOD 3125	\$850,000	04/10/2025
3	1/427 Warrigal Rd BURWOOD 3125	\$870,000	27/09/2025

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: 04/03/2026 14:05

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Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

04/03/2025 - 03/03/2026: \$1,345,500



 3  1  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



28/12 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  1

Price: \$840,000

Method: Private Sale

Date: 11/10/2025

Property Type: Unit



6/20-22 Hughes St BURWOOD 3125 (REI)

Agent Comments

 3  3  2

Price: \$850,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Townhouse (Res)



1/427 Warrigal Rd BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  2

Price: \$870,000

Method: Private Sale

Date: 27/09/2025

Property Type: Townhouse (Res)

Land Size: 132 sqm approx

Account - Jellis Craig | P: 03 88498088



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