

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 26 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$3,245,000

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	10 Howard Av MOUNT WAVERLEY 3149	\$2,960,000	16/08/2025
2	13 Viewbank Rd MOUNT WAVERLEY 3149	\$2,850,000	14/08/2025
3	32 Albert St MOUNT WAVERLEY 3149	\$3,750,000	02/08/2025

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.~~

This Statement of Information was prepared on: 21/02/2026 16:39



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Property Type: House
 Agent Comments

Indicative Selling Price
 \$3,245,000
Median House Price
 Year ending December 2025: \$1,650,400

Comparable Properties



10 Howard Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

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Price: \$2,960,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 726 sqm approx



13 Viewbank Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

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Price: \$2,850,000
Method: Sale
Date: 14/08/2025
Property Type: House (Res)
Land Size: 761 sqm approx



32 Albert St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

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Price: \$3,750,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 737 sqm approx

Account - VICPROP | P: 03 8888 1011