

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 379 Stephenson's Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/10/2025 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	7 Curtis Av MOUNT WAVERLEY 3149	\$1,492,500	20/12/2025
2	16 Olive Av MOUNT WAVERLEY 3149	\$1,480,000	22/11/2025
3	10 Selby St MOUNT WAVERLEY 3149	\$1,444,000	15/11/2025

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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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

December quarter 2025: \$1,615,500



Property Type: House

Land Size: 693 sqm approx

Agent Comments

Comparable Properties



7 Curtis Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,492,500

Method: Private Sale

Date: 20/12/2025

Property Type: House

Land Size: 733 sqm approx

16 Olive Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,480,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 725 sqm approx



10 Selby St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,444,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 734 sqm approx

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