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	76 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,325,000

Median sale price

Median price $1,563,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2026 to 31/03/2026 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	5 Cash Gr MOUNT WAVERLEY 3149	$1,310,000	12/03/2026
2	10 Bellerive Av MOUNT WAVERLEY 3149	$1,350,000	25/02/2026
3	24 Pamela St MOUNT WAVERLEY 3149	$1,300,000	07/02/2026

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: 15/04/2026 10:02

76 Talbot Road, Mount Waverley Vic 3149

JellisCraig

Stan Song
8849 8088
0452 180 920
stansong@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 842 sqm approx

Agent Comments

Indicative Selling Price
$1,325,000
Median House Price
March quarter 2026: $1,563,000

Comparable Properties



5 Cash Gr MOUNT WAVERLEY 3149 (REI)

3 1 1

Price: $1,310,000
Method: Private Sale
Date: 12/03/2026
Property Type: House (Res)

Agent Comments

land size 711



10 Bellerive Av MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,350,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



24 Pamela St MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,300,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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