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	2/474 Highbury 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 & $1,500,000

Median sale price

Median price $1,362,500 Property Type Townhouse Suburb Mount Waverley

Period - From 05/08/2025 to 04/08/2026 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	91a Muir St MOUNT WAVERLEY 3149	$1,530,000	23/06/2026
2	2/3 Una St MOUNT WAVERLEY 3149	$1,510,000	28/03/2026
3	1a Lyons St MOUNT WAVERLEY 3149	$1,560,000	26/03/2026

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: 05/08/2026 16:16

2/474 Highbury Road, Mount Waverley Vic 3149

JellisCraig

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



3 3 2

Property Type: Townhouse (Res)
Land Size: 355 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Townhouse Price
05/08/2025 - 04/08/2026: $1,362,500

Comparable Properties



91a Muir St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,530,000
Method: Private Sale
Date: 23/06/2026
Property Type: Townhouse (Single)
Land Size: 327 sqm approx

Agent Comments



2/3 Una St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,510,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 244 sqm approx

Agent Comments



1a Lyons St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,560,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 364 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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