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	2/368 Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,289,000 Property Type Townhouse Suburb Mount Waverley

Period - From 18/11/2023 to 17/11/2024 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	1/318 Waverley Rd MOUNT WAVERLEY 3149	$1,355,000	19/10/2024
2	2/32 Anthony Dr MOUNT WAVERLEY 3149	$1,330,000	19/09/2024
3	1/24 Morshead Av MOUNT WAVERLEY 3149	$1,355,000	14/09/2024

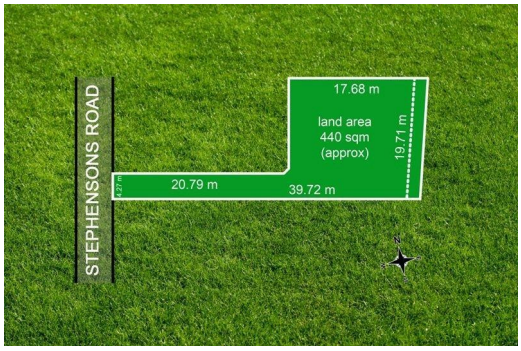
OR

~~**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: 18/11/2024 11:26

2/368 Stephensons Road, Mount Waverley Vic 3149

Jimmy Zhang
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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Townhouse Price
18/11/2023 - 17/11/2024: $1,289,000

Comparable Properties



1/318 Waverley Rd MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,355,000
Method: Sold After Auction
Date: 19/10/2024
Property Type: Townhouse (Res)
Land Size: 331 sqm approx

Agent Comments



2/32 Anthony Dr MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,330,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: Townhouse (Res)
Land Size: 230 sqm approx

Agent Comments



1/24 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,355,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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