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	425 Stephensons Road, Mount Waverley VIC 3149

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,622,000 Property Type House Suburb Mount Waverley

Period - From 13/09/2024 to 11/03/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
13 Highclere Avenue Mount Waverley VIC 3149	$1,220,000	07/12/2024
1 Ryder Court Mount Waverley VIC 3149	$1,245,000	20/11/2024

This Statement of Information was prepared on: 13/03/2025