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	218/436-442 Huntingdale Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price $470,000

Median sale price

Median price $920,000 Property Type Unit Suburb Mount Waverley

Period - From 12/05/2024 to 11/05/2025 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	231/70 Batesford Rd CHADSTONE 3148	$418,000	26/04/2025
2	625/70 Batesford Rd CHADSTONE 3148	$420,000	16/04/2025
3	218/70 Batesford Rd CHADSTONE 3148	$445,000	24/02/2025

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.~~

This Statement of Information was prepared on: 12/05/2025 15:50

218/436-442 Huntingdale Road, Mount Waverley Vic 3149

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2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$470,000
Median Unit Price
12/05/2024 - 11/05/2025: $920,000

Comparable Properties



231/70 Batesford Rd CHADSTONE 3148 (REI)

2 1 1

Price: $418,000
Method: Sold Before Auction
Date: 26/04/2025
Property Type: Apartment

Agent Comments



625/70 Batesford Rd CHADSTONE 3148 (REI)

2 1 1

Price: $420,000
Method: Auction Sale
Date: 16/04/2025
Property Type: Apartment

Agent Comments



218/70 Batesford Rd CHADSTONE 3148 (VG)

2 - -

Price: $445,000
Method: Sale
Date: 24/02/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 03 88498088

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