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	33 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $980,000 & $1,070,000

Median sale price

Median price $1,672,500 Property Type House Suburb Mount Waverley

Period - From 01/07/2024 to 30/09/2024 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	2 Gordon Av OAKLEIGH EAST 3166	$975,000	09/11/2024
2	22b Mawarra Cr CHADSTONE 3148	$1,070,000	28/09/2024
3	1/399 Stephensons Rd MOUNT WAVERLEY 3149	$995,000	13/09/2024

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: 14/01/2025 14:24

33 Talbot Road, Mount Waverley Vic 3149

Calvin Huang
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4 2 2

Property Type: House
Land Size: 509 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,070,000
Median House Price
September quarter 2024: $1,672,500

Comparable Properties



2 Gordon Av OAKLEIGH EAST 3166 (REI)

3 1 4

Price: $975,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments



22b Mawarra Cr CHADSTONE 3148 (REI/VG)

4 2 2

Price: $1,070,000
Method: Auction Sale
Date: 28/09/2024
Property Type: House (Res)

Agent Comments



1/399 Stephensons Rd MOUNT WAVERLEY 3149 (REI/VG)

4 1 2

Price: $995,000
Method: Private Sale
Date: 13/09/2024
Property Type: House (Res)
Land Size: 500 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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