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	47 Outlook Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,280,000

Median sale price

Median price $1,302,000 Property Type Townhouse Suburb Mount Waverley

Period - From 11/08/2024 to 10/08/2025 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	4/7 Devon Ct MOUNT WAVERLEY 3149	$1,226,000	14/06/2025
2	1/28 Darbyshire Rd MOUNT WAVERLEY 3149	$1,239,000	14/06/2025
3	2/308 Highbury Rd MOUNT WAVERLEY 3149	$1,210,000	14/06/2025

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: 11/08/2025 12:52

47 Outlook Road, Mount Waverley Vic 3149

JellisCraig

Stephen Huang
8849 8088
0499 088 880
stephenhuang@jelliscraig.com.au



3 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,280,000
Median Townhouse Price
11/08/2024 - 10/08/2025: $1,302,000

Comparable Properties



4/7 Devon Ct MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,226,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)
Land Size: 303 sqm approx

Agent Comments



1/28 Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,239,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)

Agent Comments



2/308 Highbury Rd MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,210,000
Method: Sold Before Auction
Date: 14/06/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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