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	19 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,500,000

Median sale price

Median price $1,651,000 Property Type House Suburb Mount Waverley

Period - From 31/07/2024 to 30/07/2025 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	83 Therese Av MOUNT WAVERLEY 3149	$1,340,800	14/06/2025
2	51 Smyth St MOUNT WAVERLEY 3149	$1,300,000	20/05/2025
3	64 Smyth St MOUNT WAVERLEY 3149	$1,340,000	29/03/2025

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: 31/07/2025 13:15

19 Talbot Road, Mount Waverley Vic 3149

JellisCraig

Alaine Fourie
8849 8088
0411 513 013
alainefourie@jelliscraig.com.au



3

Property Type: House (Previously Occupied - Detached)
Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000
Median House Price
31/07/2024 - 30/07/2025: $1,651,000

Comparable Properties



83 Therese Av MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,340,800
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



51 Smyth St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 20/05/2025
Property Type: House (Res)
Land Size: 877 sqm approx

Agent Comments



64 Smyth St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,340,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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