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	54b Darbyshire Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,320,000 Property Type Townhouse Suburb Mount Waverley

Period - From 19/09/2024 to 18/09/2025 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	17a Windsor Av MOUNT WAVERLEY 3149	$1,575,000	30/08/2025
2	1/47 Hilton St MOUNT WAVERLEY 3149	$1,670,000	09/07/2025
3	1/394 Highbury Rd MOUNT WAVERLEY 3149	$1,595,000	21/06/2025

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: 19/09/2025 14:21

54b Darbyshire Road, Mount Waverley Vic 3149

Tori Liu
8849 8088
0430 479 889
toriliu@jelliscraig.com.au

4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median Townhouse Price
19/09/2024 - 18/09/2025: $1,320,000

Comparable Properties



17a Windsor Av MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,575,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 314 sqm approx

Agent Comments



1/47 Hilton St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,670,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)

Agent Comments



1/394 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,595,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 355 sqm approx

Agent Comments

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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	54C Darbyshire Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,320,000 Property Type Townhouse Suburb Mount Waverley

Period - From 19/09/2024 to 18/09/2025 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	1/47 Hilton St MOUNT WAVERLEY 3149	$1,670,000	09/07/2025
2	2/13 St Albans St MOUNT WAVERLEY 3149	$1,650,000	18/06/2025
3			

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: 19/09/2025 14:22

54C Darbyshire Road, Mount Waverley Vic 3149

JellisCraig

Tori Liu
8849 8088
0430 479 889
toriliu@jelliscraig.com.au

4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median Townhouse Price
19/09/2024 - 18/09/2025: $1,320,000

Comparable Properties



1/47 Hilton St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,670,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)

Agent Comments



2/13 St Albans St MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,650,000
Method: Sold Before Auction
Date: 18/06/2025
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Jellis Craig | P: 03 88498088

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