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	115/436-442 Huntingdale Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $430,000 & $470,000

Median sale price

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

Period - From 03/11/2024 to 02/11/2025 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	513/70 Batesford Rd CHADSTONE 3148	$450,000	23/09/2025
2	108/151-153 Huntingdale Rd ASHWOOD 3147	$490,000	27/06/2025
3	218/436-442 Huntingdale Rd MOUNT WAVERLEY 3149	$470,000	03/06/2025

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: 03/11/2025 10:06

115/436-442 Huntingdale Road, Mount Waverley Vic 3149

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2 1 1

Property Type: Appartment

Agent Comments

Indicative Selling Price
$430,000 - $470,000
Median Unit Price
03/11/2024 - 02/11/2025: $920,000

Comparable Properties



513/70 Batesford Rd CHADSTONE 3148 (REI/VG)

2 1 1

Price: $450,000
Method: Private Sale
Date: 23/09/2025
Property Type: Apartment

Agent Comments



108/151-153 Huntingdale Rd ASHWOOD 3147 (REI/VG)

2 1 1

Price: $490,000
Method: Private Sale
Date: 27/06/2025
Property Type: Unit

Agent Comments



218/436-442 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

2 1 2

Price: $470,000
Method: Private Sale
Date: 03/06/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 88498088

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