

## 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

1/40 DARBYSHIRE ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

5/49-51 SURREY ROAD MOUNT WAVERLEY VIC 3149	\$800,500	27-Jul-24
6/22 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151	\$853,000	15-Jun-24
2/58-60 SWAYFIELD ROAD MOUNT WAVERLEY VIC 3149	\$840,000	04-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 30 October 2024



**5/49-51 SURREY ROAD MOUNT  
WAVERLEY VIC 3149**

2 1 1

Sold Price <sup>RS</sup> **\$800,500** Sold Date **27-Jul-24**

Distance **0.85km**



**6/22 MIDDLEBOROUGH ROAD  
BURWOOD EAST VIC 3151**

3 1 2

Sold Price **\$853,000** Sold Date **15-Jun-24**

Distance **1.41km**



**2/58-60 SWAYFIELD ROAD  
MOUNT WAVERLEY VIC 3149**

3 2 1

Sold Price <sup>RS</sup> **\$840,000** <sup>UN</sup> Sold Date **04-Sep-24**

Distance **0.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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