

# 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

13 Damon 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)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,662,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

to

30/06/2025

Source

REIV

### 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	75 Stanley Av MOUNT WAVERLEY 3149	\$1,475,000	11/08/2025
2	19 Talbot Rd MOUNT WAVERLEY 3149	\$1,500,000	04/08/2025
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:

29/09/2025 12:16

13 Damon Road, Mount Waverley Vic 3149

Steven Zervas  
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6   2   2

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
June quarter 2025: \$1,662,500

## Comparable Properties



**75 Stanley Av MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,475,000  
**Method:** Private Sale  
**Date:** 11/08/2025  
**Property Type:** House  
**Land Size:** 736 sqm approx



**19 Talbot Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 04/08/2025  
**Property Type:** House  
**Land Size:** 767 sqm approx

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 - Heavyside



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