Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,662,500	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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.

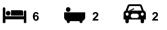
This Statement of Information was prepared on:	29/09/2025 12:16



Date of sale

Steven Zervas 0423767621 steven@heavyside.co





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)

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3



6

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



19 Talbot Rd MOUNT WAVERLEY 3149 (REI)

3





1

Agent Comments

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



