## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/44 Darbyshire Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,320,000	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley	
Period - From	17/07/2024	to	16/07/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/15 Windsor Av MOUNT WAVERLEY 3149	\$1,410,000	03/05/2025
2	1b Debbie St MOUNT WAVERLEY 3149	\$1,415,000	09/04/2025
3	1C Leonard St ASHWOOD 3147	\$1,450,000	20/01/2025

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:

17/07/2025 12:16

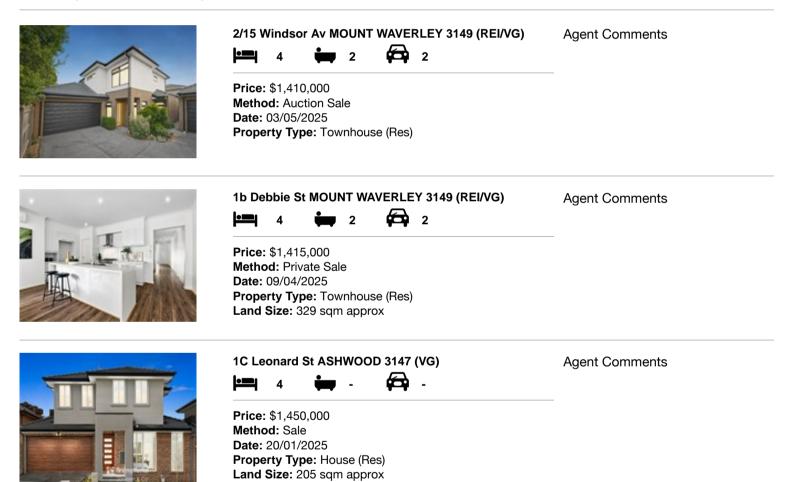






**Property Type:** Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median Townhouse Price 17/07/2024 - 16/07/2025: \$1,320,000

# **Comparable Properties**



#### Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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