

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

2/62 TALBOT ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,149,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

2/4 ISLAY COURT MOUNT WAVERLEY VIC 3149	\$1,050,000	18-May-25
1/52 BALES STREET MOUNT WAVERLEY VIC 3149	\$1,080,500	17-Oct-25
2/51 REGENT STREET MOUNT WAVERLEY VIC 3149	\$1,160,000	02-Aug-25

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: 20 October 2025


**2/4 ISLAY COURT MOUNT
WAVERLEY VIC 3149**

 3
  2
  1

Sold Price **\$1,050,000** Sold Date **18-May-25**

Distance **0.34km**


**1/52 BALES STREET MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price ^{RS} **\$1,080,500** Sold Date **17-Oct-25**

Distance **0.26km**


**2/51 REGENT STREET MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price **\$1,160,000** Sold Date **02-Aug-25**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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