

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

219B Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,341,000

Property Type Townhouse

Suburb Mount Waverley

Period - From 02/03/2025

to

01/03/2026

Source 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.

	Address of comparable property	Price	Date of sale
1	22b Sunhill Rd MOUNT WAVERLEY 3149	\$1,750,000	07/01/2026
2	18a Oak Hill Rd MOUNT WAVERLEY 3149	\$1,850,000	15/11/2025
3	54c Darbyshire Rd MOUNT WAVERLEY 3149	\$1,778,000	13/10/2025

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:

02/03/2026 16:21



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median Townhouse Price

02/03/2025 - 01/03/2026: \$1,341,000

Comparable Properties



22b Sunhill Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 07/01/2026

Property Type: Townhouse (Res)

Land Size: 283 sqm approx



18a Oak Hill Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,850,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 306 sqm approx



54c Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,778,000

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Single)

Land Size: 286 sqm approx

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



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