

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

256 Highbury Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,645,000

Property Type

House

Suburb

Mount Waverley

Period - From

14/07/2024

to

13/07/2025

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	129 Huntingdale Rd ASHWOOD 3147	\$1,322,904	17/04/2025
2	4 Elgar Rd BURWOOD 3125	\$1,005,000	10/04/2025
3	163 Highbury Rd BURWOOD 3125	\$1,045,000	08/02/2025

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:

14/07/2025 16:29



 2  1  2

Property Type: House
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
14/07/2024 - 13/07/2025: \$1,645,000

Comparable Properties



129 Huntingdale Rd ASHWOOD 3147 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,322,904
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 728 sqm approx



4 Elgar Rd BURWOOD 3125 (REI/VG)

Agent Comments

 2  2  1

Price: \$1,005,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House (Res)
Land Size: 669 sqm approx



163 Highbury Rd BURWOOD 3125 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,045,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 695 sqm approx