

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

3/44 Darbyshire Road, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$1,480,000

&

\$1,580,000

Median sale price

Median price

\$1,611,775

Property Type

House

Suburb

Mount Waverley

Period - From

24/03/2025

to

23/09/2025

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
17A Windsor Avenue, Mount Waverley, VIC 3149	\$1,575,000	30/08/2025
1/394 Highbury Road, Mount Waverley, VIC 3149	\$1,595,000	21/06/2025

This Statement of Information was prepared on:

24/09/2025