Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	431 Stephensons Road, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,320,000	Property Type T	ownhouse	Suburb Mount Waverley
Period - From 21/07/2024	to 20/07/2025	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

Address of comparable property		1 1100	Date of Sale
1	3/4 Cora Ct MOUNT WAVERLEY 3149	\$1,270,000	28/06/2025
2	2/6 Briggs St MOUNT WAVERLEY 3149	\$1,309,000	15/06/2025
3	14c Taroona Av MOUNT WAVERLEY 3149	\$1,230,000	17/05/2025

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:	21/07/2025 08:05



Date of sale











Property Type: Townhouse (Res) Land Size: 231 sqm approx

Agent Comments

Built 2024, no body corp fees

Indicative Selling Price \$1,250,000 **Median Townhouse Price** 21/07/2024 - 20/07/2025: \$1,320,000

Comparable Properties



3/4 Cora Ct MOUNT WAVERLEY 3149 (REI)

Price: \$1,270,000





Method: Auction Sale Date: 28/06/2025

Property Type: Townhouse (Res)

Agent Comments



2/6 Briggs St MOUNT WAVERLEY 3149 (REI)







Price: \$1,309,000 Method: Auction Sale Date: 15/06/2025

Property Type: Townhouse (Res)

Agent Comments



14c Taroona Av MOUNT WAVERLEY 3149 (REI/VG)







Agent Comments

Price: \$1,230,000 Method: Private Sale Date: 17/05/2025

Property Type: Townhouse (Res) Land Size: 210 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707





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