

# 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

568b Huntingdale Road, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,155,000

### Median sale price

Median price \$1,315,000

Property Type Townhouse

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      | Price       | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 2/73 Stanley Av MOUNT WAVERLEY 3149 | \$1,165,000 | 28/06/2025   |
| 2 | 1/135 Waverley Rd CHADSTONE 3148    | \$1,061,500 | 12/04/2025   |
| 3 | 2/35 Briggs St MOUNT WAVERLEY 3149  | \$1,160,000 | 07/04/2025   |

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 22:54



3   2.5   2

Property Type: Townhouse  
Land Size: 210 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,050,000 - \$1,155,000  
Median Townhouse Price  
21/07/2024 - 20/07/2025: \$1,315,000

Comparable Properties



2/73 Stanley Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3   2   2

Price: \$1,165,000  
Method: Auction Sale  
Date: 28/06/2025  
Property Type: Townhouse (Res)



1/135 Waverley Rd CHADSTONE 3148 (REI/VG)

Agent Comments

3   2   2

Price: \$1,061,500  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: Townhouse (Res)  
Land Size: 303 sqm approx



2/35 Briggs St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3   2   2

Price: \$1,160,000  
Method: Private Sale  
Date: 07/04/2025  
Property Type: Townhouse (Single)