

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

77 Headingley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	16 Stocks Rd MOUNT WAVERLEY 3149	\$1,470,000	11/10/2025
2	525 High Street Rd MOUNT WAVERLEY 3149	\$1,442,000	11/09/2025
3	7 Sunhill Rd MOUNT WAVERLEY 3149	\$1,452,000	06/09/2025

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:

18/11/2025 11:04



3 1 1

Property Type: House
Land Size: 759 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 September quarter 2025: \$1,700,000

Comparable Properties



16 Stocks Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,470,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 725 sqm approx



525 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,442,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)
Land Size: 728 sqm approx



7 Sunhill Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,452,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 725 sqm approx

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



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