

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

431 Stephensons Road, Mount Waverley Vic 3149

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 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	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



4 2 2

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)

Agent Comments

4 2 2

Price: \$1,270,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)



2/6 Briggs St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,309,000
Method: Auction Sale
Date: 15/06/2025
Property Type: Townhouse (Res)



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

Agent Comments

4 3 1

Price: \$1,230,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Res)
Land Size: 210 sqm approx