

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

1/318 Huntingdale Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

Median sale price

Median price

\$1,338,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

15/10/2024

to

14/10/2025

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	2/566 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,081,500	26/07/2025
2	2/54 Waverley Rd CHADSTONE 3148	\$1,168,000	07/06/2025
3	1/2 Jingella Av ASHWOOD 3147	\$1,165,000	03/05/2025

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:

15/10/2025 18:02



 3  2  2

Property Type: Townhouse
Land Size: 247 sqm approx

Agent Comments

Brand new, 3 on the block, no body corp, only need to buy insurance

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median Townhouse Price
15/10/2024 - 14/10/2025: \$1,338,000

Comparable Properties



2/566 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

 3  3  2

Price: \$1,081,500
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)



2/54 Waverley Rd CHADSTONE 3148 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,168,000
Method: Private Sale
Date: 07/06/2025
Property Type: Townhouse (Single)



1/2 Jingella Av ASHWOOD 3147 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,165,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)