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	1/318 Huntingdale Road, Mount Waverley Vic 3149
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,150,000
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Median sale price

Median price	\$1,338,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale











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



Price: \$1,081,500 Method: Auction Sale Date: 26/07/2025

Property Type: Townhouse (Res)



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





Price: \$1,168,000 Method: Private Sale Date: 07/06/2025

Property Type: Townhouse (Single)

Agent Comments



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





Agent Comments

Price: \$1,165,000 Method: Auction Sale Date: 03/05/2025

Property Type: House (Res)

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





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