

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

1/50 FAIRVIEW ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

2/46 DARBYSHIRE ROAD MOUNT WAVERLEY VIC 3149	\$1,040,000	30-Jun-25
1/120 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$995,000	08-Sep-25
3/208 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$900,000	12-May-25

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 6 months.~~

This Statement of Information was prepared on: 30 September 2025


2/46 DARBYSHIRE ROAD MOUNT WAVERLEY VIC 3149

 3
  2
  1

Sold Price

\$1,040,000

Sold Date

30-Jun-25

Distance

0.65km

1/120 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149

 3
  2
  2

Sold Price

^{RS} **\$995,000**

Sold Date

08-Sep-25

Distance

0.68km

3/208 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149

 3
  2
  1

Sold Price

\$900,000

Sold Date

12-May-25

Distance

1.27km
RS = Recent sale

UN = Undisclosed Sale

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