

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
2/354 Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$1,160,000 Property Type Unit Suburb Mount Waverley
Period - From 02/02/2025 to 01/02/2026 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	1/1-3 Dorgan St MOUNT WAVERLEY 3149	\$770,000	24/01/2026
2	1/16 Birdie St MOUNT WAVERLEY 3149	\$785,000	13/12/2025
3	4/461 High Street Rd MOUNT WAVERLEY 3149	\$790,000	16/10/2025

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:

02/02/2026 11:29

**Property Type:**

Agent Comments

Indicative Selling Price

\$730,000 - \$790,000

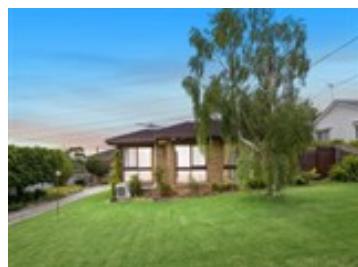
Median Unit Price

02/02/2025 - 01/02/2026: \$1,160,000

Comparable Properties

**1/1-3 Dorgan St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

Price: \$770,000**Method:** Auction Sale**Date:** 24/01/2026**Property Type:** Unit**Land Size:** 204 sqm approx**1/16 Birdie St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

Price: \$785,000**Method:** Auction Sale**Date:** 13/12/2025**Property Type:** Unit**4/461 High Street Rd MOUNT WAVERLEY 3149 (VG)**

Agent Comments

Price: \$790,000**Method:** Sale**Date:** 16/10/2025**Property Type:** Flat/Unit/Apartment (Res)**Account - Barry Plant | P: 03 9803 0400**