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

Single price	$765,000

Median sale price

Median price	$1,171,500	Property Type	Unit	Suburb	Mount Waverley
Period - From	23/02/2025	to	22/02/2026	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: 23/02/2026 15:02