

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

42 Forster Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,700,000

&

\$1,780,000

Median sale price

Median price

\$1,630,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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	2/13 St Albans St MOUNT WAVERLEY 3149	\$1,650,000	18/06/2025
2	10 Tessa Ct MOUNT WAVERLEY 3149	\$1,795,000	14/06/2025
3	30 Regent St MOUNT WAVERLEY 3149	\$1,758,800	06/06/2025

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:

24/06/2025 14:21



5 3 2

Property Type: House

Agent Comments

Comparable Properties



2/13 St Albans St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 18/06/2025
Property Type: Townhouse (Single)



10 Tessa Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,795,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 525 sqm approx



30 Regent St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,758,800
Method: Sold Before Auction
Date: 06/06/2025
Property Type: House (Res)
Land Size: 440 sqm approx