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

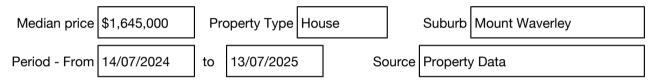
256 Highbury Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this		

Single price \$1,200,000

Median sale price



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	129 Huntingdale Rd ASHWOOD 3147	\$1,322,904	17/04/2025
2	4 Elgar Rd BURWOOD 3125	\$1,005,000	10/04/2025
3	163 Highbury Rd BURWOOD 3125	\$1,045,000	08/02/2025

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:

14/07/2025 16:29









Property Type: House Land Size: 724 sqm approx Agent Comments Indicative Selling Price \$1,200,000 Median House Price 14/07/2024 - 13/07/2025: \$1,645,000

Comparable Properties

	129 Huntingdale Rd ASHWOOD 3147 (REI/VG)412Price: \$1,322,904Method: Private SaleDate: 17/04/2025Property Type: HouseLand Size: 728 sqm approx	Agent Comments
	4 Elgar Rd BURWOOD 3125 (REI/VG) 2 2 2 1 Price: \$1,005,000 Method: Sold Before Auction Date: 10/04/2025 Property Type: House (Res) Land Size: 669 sqm approx	Agent Comments
EXPERIMENTAL PROPERTY OF CONTRACTOR OF CONTR	 163 Highbury Rd BURWOOD 3125 (REI/VG) image 3 image 1 image 2 in the second secon	Agent Comments

Account - Barry Plant | P: 03 9874 3355



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