

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

2/51 Regent Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,302,000

Property Type Townhouse

Suburb Mount Waverley

Period - From 08/07/2024

to

07/07/2025

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 | 2/7 Salisbury Ct GLEN WAVERLEY 3150 | \$900,000 | 07/06/2025 |
| 2 | 1/532 Waverley Rd MOUNT WAVERLEY 3149 | \$981,000 | 05/04/2025 |
| 3 | 1/16 Elm Gr MOUNT WAVERLEY 3149 | \$1,020,000 | 21/03/2025 |

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:

08/07/2025 15:28



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
08/07/2024 - 07/07/2025: \$1,302,000

Comparable Properties

2/7 Salisbury Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

Price: \$900,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Townhouse (Res)



1/532 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$981,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



1/16 Elm Gr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,020,000
Method: Private Sale
Date: 21/03/2025
Property Type: Townhouse (Single)