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 betweer	n \$900,000		&		\$990,000			
Median sale price								
Median price	\$1,302,000	Pro	operty Type	Том	/nhouse		Suburb	Mount Waverley
Period - From	08/07/2024	to	07/07/2025		Sc	ource	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.

Ad	dress 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



2/51 Regent Street, Mount Waverley Vic 3149



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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) 3 2 2 2 Price: \$900,000 Method: Auction Sale Date: 07/06/2025 Property Type: Townhouse (Res)	Agent Comments
Byphoxe	1/532 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG) 3 2 2 2 Price: \$981,000 Method: Auction Sale Date: 05/04/2025 Property Type: Townhouse (Res)	Agent Comments
	1/16 Elm Gr MOUNT WAVERLEY 3149 (REI/VG) 3 2 2 2 Price: \$1,020,000 Method: Private Sale Date: 21/03/2025 Property Type: Townhouse (Single)	Agent Comments

Account - Jellis Craig | P: 03 88498088



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