# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 47 Outlook Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$1,080,000		&		\$1,180,000			
Median sale price								
Median price	\$1,310,000	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley
Period - From	24/06/2024	to	23/06/2025		So	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	2/308 Highbury Rd MOUNT WAVERLEY 3149	\$1,210,000	14/06/2025
2	1/28 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,239,000	14/06/2025
3	4/7 Devon Ct MOUNT WAVERLEY 3149	\$1,226,000	14/06/2025

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 14:25



47 Outlook Road, Mount Waverley Vic 3149







**Property Type:** Townhouse (Res) Agent Comments Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

Indicative Selling Price \$1,080,000 - \$1,180,000 Median Townhouse Price 24/06/2024 - 23/06/2025: \$1,310,000

# **Comparable Properties**

2/308 Highbury Rd MOUNT WAVERLEY 3149 (REI) 3 2 2 2 Price: \$1,210,000 Method: Sold Before Auction Date: 14/06/2025 Property Type: House (Res)	Agent Comments
1/28 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)         1       3       1         2       1       2         Price: \$1,239,000       1       2         Method: Auction Sale       2       2         Date: 14/06/2025       1       4         Property Type: House (Res)       1       1	Agent Comments
<ul> <li>4/7 Devon Ct MOUNT WAVERLEY 3149 (REI)</li> <li>image 3 image 2 image 2 image 2</li> <li>Price: \$1,226,000</li> <li>Method: Auction Sale</li> <li>Date: 14/06/2025</li> <li>Property Type: Townhouse (Res)</li> <li>Land Size: 303 sqm approx</li> </ul>	Agent Comments

Account - Jellis Craig | P: 03 88498088



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