

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

45 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,662,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

to

30/06/2025

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	5 Adrian St CHADSTONE 3148	\$1,115,000	13/05/2025
2	33 Talbot Rd MOUNT WAVERLEY 3149	\$1,171,000	10/05/2025
3	401 Stephensons Rd MOUNT WAVERLEY 3149	\$1,005,000	15/02/2025

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:

07/07/2025 16:49

45 Talbot Road, Mount Waverley Vic 3149

**Jellis
Craig**

Costa Calaitzis

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2025: \$1,662,500



4 2 1

Property Type: House (Res)

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



5 Adrian St CHADSTONE 3148 (REI/VG)

Agent Comments

4 2 2

Price: \$1,115,000

Method: Private Sale

Date: 13/05/2025

Property Type: House

Land Size: 577 sqm approx



33 Talbot Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,171,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 512 sqm approx



401 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

4 1 2

Price: \$1,005,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 756 sqm approx

Account - Jellis Craig | P: 03 88498088



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