

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

2/44 Darbyshire Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,320,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

17/07/2024

to

16/07/2025

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	2/15 Windsor Av MOUNT WAVERLEY 3149	\$1,410,000	03/05/2025
2	1b Debbie St MOUNT WAVERLEY 3149	\$1,415,000	09/04/2025
3	1C Leonard St ASHWOOD 3147	\$1,450,000	20/01/2025

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:

17/07/2025 12:16



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Townhouse Price
17/07/2024 - 16/07/2025: \$1,320,000

Comparable Properties



2/15 Windsor Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,410,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Res)



1b Debbie St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,415,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Res)
Land Size: 329 sqm approx



1C Leonard St ASHWOOD 3147 (VG)

Agent Comments



Price: \$1,450,000
Method: Sale
Date: 20/01/2025
Property Type: House (Res)
Land Size: 205 sqm approx