

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

2/6 Briggs Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,300,000

Property Type Townhouse

Suburb Mount Waverley

Period - From 20/05/2024

to

19/05/2025

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	2/155-157 Waverley Rd CHADSTONE 3148	\$1,128,000	06/05/2025
2	1/337 Huntingdale Rd CHADSTONE 3148	\$1,143,999	03/05/2025
3	2/35 Briggs St MOUNT WAVERLEY 3149	\$1,160,000	07/04/2025

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:

20/05/2025 22:08



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/155-157 Waverley Rd CHADSTONE 3148 (REI)

Agent Comments

4 3 2

Price: \$1,128,000

Method: Private Sale

Date: 06/05/2025

Property Type: Townhouse (Single)



1/337 Huntingdale Rd CHADSTONE 3148 (REI)

Agent Comments

4 3 5

Price: \$1,143,999

Method: Auction Sale

Date: 03/05/2025

Property Type: Townhouse (Single)

Land Size: 294 sqm approx



2/35 Briggs St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Private Sale

Date: 07/04/2025

Property Type: Townhouse (Single)