

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 44 Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$1,650,400 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/12/2025 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	77 Headingly Rd MOUNT WAVERLEY 3149	\$1,450,000	17/12/2025
2	302 Highbury Rd MOUNT WAVERLEY 3149	\$1,270,000	25/10/2025
3	525 High Street Rd MOUNT WAVERLEY 3149	\$1,442,000	11/09/2025

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.~~

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Calvin Huang
8849 8088
0433 625 756

calvinhuang@jellisrcraig.com.au

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

Year ending December 2025: \$1,650,400



3 2 2

Property Type: House

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



77 Headingley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 1

Price: \$1,450,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 759 sqm approx



302 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 3 2

Price: \$1,270,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 780 sqm approx



525 High Street Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 2

Price: \$1,442,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

Land Size: 728 sqm approx

Account - Jellis Craig | P: 03 88498088