

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 36 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 & \$1,488,000

Median sale price

Median price \$1,563,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2026 to 31/03/2026 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	6 Vista Av MOUNT WAVERLEY 3149	\$1,494,000	30/05/2026
2	10 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,250,000	09/05/2026
3	1 Hillside Rd MOUNT WAVERLEY 3149	\$1,475,000	14/03/2026

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: 09/06/2026 10:44



 3  1  4

Property Type: House
Land Size: 783 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,488,000
Median House Price
March quarter 2026: \$1,563,000

Comparable Properties



6 Vista Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  1  3

Price: \$1,494,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 729 sqm approx



10 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  2

Price: \$1,250,000
Method: Private Sale
Date: 09/05/2026
Property Type: House
Land Size: 731 sqm approx



1 Hillside Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  1

Price: \$1,475,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 725 sqm approx

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