

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

76 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/10/2025 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	24 Pamela St MOUNT WAVERLEY 3149	\$1,300,000	07/02/2026
2	395 Blackburn Rd MOUNT WAVERLEY 3149	\$1,300,000	16/01/2026
3	7 Vila Ct MOUNT WAVERLEY 3149	\$1,360,000	13/12/2025

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:

25/02/2026 14:43

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3 1 2

Property Type: House
Land Size: 842 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2025: \$1,615,500

Comparable Properties



24 Pamela St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 731 sqm approx



395 Blackburn Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 3

Price: \$1,300,000
Method: Private Sale
Date: 16/01/2026
Property Type: House
Land Size: 674 sqm approx



7 Vila Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,360,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 659 sqm approx

Account - Jellis Craig | P: 03 88498088