

## 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

52A STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,618,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

21 SURREY ROAD MOUNT WAVERLEY VIC 3149	\$1,455,000	12-Feb-26
1/44 IRVING STREET MOUNT WAVERLEY VIC 3149	\$1,492,000	13-Nov-25
354 Highbury Road Mount Waverley VIC 3149	\$1,425,000	07-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 16 March 2026


**21 SURREY ROAD MOUNT  
WAVERLEY VIC 3149**
 4
  3
  2

 Sold Price <sup>RS</sup> **\$1,455,000** <sup>UN</sup> Sold Date **12-Feb-26**

 Distance **1.17km**

**1/44 IRVING STREET MOUNT  
WAVERLEY VIC 3149**
 1
  2
  2

 Sold Price **\$1,492,000** Sold Date **13-Nov-25**

 Distance **1.95km**

**354 Highbury Road Mount  
Waverley VIC 3149**
 4
  2
  3

 Sold Price <sup>RS</sup> **\$1,425,000** <sup>UN</sup> Sold Date **07-Mar-26**

 Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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