

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

27 Stocks Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,445,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

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 | 5 Carlyle St ASHWOOD 3147 | \$1,430,000 | 28/03/2026 |
| 2 | 7 Roland St MOUNT WAVERLEY 3149 | \$1,400,000 | 21/03/2026 |
| 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:

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Indicative Selling Price

\$1,445,000

Median House Price

Year ending March 2026: \$1,650,000



Property Type: House

Agent Comments

Comparable Properties



5 Carlyle St ASHWOOD 3147 (REI)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 697 sqm approx



7 Roland St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 743 sqm approx



1 Hillside Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,475,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 9864 5000