

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

19 Surrey Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,600,000

 &

\$1,760,000

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	11 Peppermint Ct ASHWOOD 3147	\$1,760,000	16/03/2026
2	47 Alice St MOUNT WAVERLEY 3149	\$1,610,000	08/11/2025
3	8 Kathleen Av MOUNT WAVERLEY 3149	\$1,680,800	06/11/2025

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:

20/04/2026 11:33



5 2 3

Property Type: House
Land Size: 757 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending March 2026: \$1,650,000

Comparable Properties



11 Peppermint Ct ASHWOOD 3147 (REI)

Agent Comments

5 3 3

Price: \$1,760,000
Method: Sold Before Auction
Date: 16/03/2026
Property Type: House (Res)
Land Size: 582 sqm approx



47 Alice St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 3 2

Price: \$1,610,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 817 sqm approx



8 Kathleen Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 2 3

Price: \$1,680,800
Method: Private Sale
Date: 06/11/2025
Property Type: House
Land Size: 857 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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