

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

219A Stephensons Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,341,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

14/01/2025

to

13/01/2026

Source

Property Data

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	18a Oak Hill Rd MOUNT WAVERLEY 3149	\$1,850,000	15/11/2025
2	54c Darbyshire Rd MOUNT WAVERLEY 3149	\$1,778,000	13/10/2025
3	1/24 Blue Hills Av MOUNT WAVERLEY 3149	\$1,800,000	15/08/2025

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:

14/01/2026 16:59



 4  3  2

Property Type: Townhouse

Land Size: 365 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median Townhouse Price

14/01/2025 - 13/01/2026: \$1,341,000

Comparable Properties



18a Oak Hill Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  2

Price: \$1,850,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 306 sqm approx



54c Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,778,000

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Single)

Land Size: 286 sqm approx



1/24 Blue Hills Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,800,000

Method: Sold Before Auction

Date: 15/08/2025

Property Type: Townhouse (Res)

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.