

## 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

2/62 TALBOT 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

\$1,050,000

&

\$1,149,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Oct 2024

to

30 Sep 2025

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 2/4 ISLAY COURT MOUNT WAVERLEY VIC 3149    | \$1,050,000 | 18-May-25 |
| 1/52 BALES STREET MOUNT WAVERLEY VIC 3149  | \$1,080,500 | 17-Oct-25 |
| 2/51 REGENT STREET MOUNT WAVERLEY VIC 3149 | \$1,160,000 | 02-Aug-25 |

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: 20 October 2025



**2/4 ISLAY COURT MOUNT  
WAVERLEY VIC 3149**

 3  2  1

Sold Price **\$1,050,000** Sold Date **18-May-25**

Distance **0.34km**



**1/52 BALES STREET MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price <sup>RS</sup> **\$1,080,500** Sold Date **17-Oct-25**

Distance **0.26km**



**2/51 REGENT STREET MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price **\$1,160,000** Sold Date **02-Aug-25**

Distance **1.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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