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	3/55 Amber Grove, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,560,000

Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Mount Waverley

Period - From 23/03/2025 to 22/03/2026 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	1/15 Windsor Av MOUNT WAVERLEY 3149	$1,528,000	28/02/2026
2	21 Surrey Rd MOUNT WAVERLEY 3149	$1,455,000	12/02/2026
3	1/32 Mt Pleasant Dr MOUNT WAVERLEY 3149	$1,618,000	12/11/2025

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: 23/03/2026 13:48

3/55 Amber Grove, Mount Waverley Vic 3149

Jimmy Zhang
8849 8088
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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,560,000
Median Townhouse Price
23/03/2025 - 22/03/2026: $1,350,000

Comparable Properties



1/15 Windsor Av MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,528,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 294 sqm approx

Agent Comments



21 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,455,000
Method: Auction Sale
Date: 12/02/2026
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments



1/32 Mt Pleasant Dr MOUNT WAVERLEY 3149 (REI/VG)

4 3 1

Price: $1,618,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: House (Res)
Land Size: 485 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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