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	13a Kingsley Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,550,000 & $1,620,000

Median sale price

Median price $1,338,000 Property Type Townhouse Suburb Mount Waverley

Period - From 04/02/2025 to 03/02/2026 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	13b Kingsley Gr MOUNT WAVERLEY 3149	$1,671,000	30/11/2025
2	2 Briggs St MOUNT WAVERLEY 3149	$1,682,000	08/11/2025
3	6b Cash Gr MOUNT WAVERLEY 3149	$1,650,000	08/11/2025

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: 04/02/2026 14:42

13a Kingsley Grove, Mount Waverley Vic 3149

JellisCraig

Eric Shan
8849 8088
0458 037 725
ericshan@jelliscraig.com.au



5 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,550,000 - $1,620,000
Median Townhouse Price
04/02/2025 - 03/02/2026: $1,338,000

Comparable Properties



13b Kingsley Gr MOUNT WAVERLEY 3149 (REI)

5 3 2

Price: $1,671,000
Method: Private Sale
Date: 30/11/2025
Property Type: Townhouse (Res)

Agent Comments



2 Briggs St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,682,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 329 sqm approx

Agent Comments



6b Cash Gr MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,650,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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