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	22 Sherwood Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,988,000 & $2,180,000

Median sale price

Median price $1,667,500 Property Type House Suburb Mount Waverley

Period - From 07/10/2024 to 06/10/2025 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	19 Kemp Av MOUNT WAVERLEY 3149	$2,061,000	10/09/2025
2	39 Charlton St MOUNT WAVERLEY 3149	$2,003,000	06/09/2025
3	13 Mt Pleasant Dr MOUNT WAVERLEY 3149	$2,000,000	09/08/2025

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: 07/10/2025 12:07

22 Sherwood Road, Mount Waverley Vic 3149

Alaine Fourie
8849 8088
0411 513 013
alainefourie@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 751sqm sqm approx

Agent Comments

Indicative Selling Price
$1,988,000 - $2,180,000
Median House Price
07/10/2024 - 06/10/2025: $1,667,500

Comparable Properties



19 Kemp Av MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $2,061,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House
Land Size: 695 sqm approx

Agent Comments



39 Charlton St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $2,003,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments



13 Mt Pleasant Dr MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $2,000,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House
Land Size: 733 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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