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	11 Alexander Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,420,000 & $1,520,000

Median sale price

Median price $1,670,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	1/44 Irving St MOUNT WAVERLEY 3149	$1,492,000	13/11/2025
2	1/24 Imperial Av MOUNT WAVERLEY 3149	$1,421,000	24/08/2025
3	7a Woodstock Rd MOUNT WAVERLEY 3149	$1,589,000	28/06/2025

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: 27/11/2025 16:30

11 Alexander Street, Mount Waverley Vic 3149

JellisCraig

Jared Wei
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,420,000 - $1,520,000
Median House Price
Year ending September 2025: $1,670,000

Comparable Properties



1/44 Irving St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,492,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: Unit

Agent Comments



1/24 Imperial Av MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,421,000
Method: Auction Sale
Date: 24/08/2025
Property Type: House (Res)
Land Size: 437 sqm approx

Agent Comments



7a Woodstock Rd MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,589,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 408 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata.com.au

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