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	2/22 Adrienne Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,339,500 Property Type Townhouse Suburb Mount Waverley

Period - From 13/01/2025 to 12/01/2026 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	3/17 Leonie Av MOUNT WAVERLEY 3149	$1,110,000	13/12/2025
2	1/43 Stanley Av MOUNT WAVERLEY 3149	$1,170,000	08/11/2025
3	4/22 Adrienne Cr MOUNT WAVERLEY 3149	$1,150,000	20/09/2025

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: 13/01/2026 10:47

2/22 Adrienne Crescent, Mount Waverley Vic 3149

JellisCraig

Anthony Shu
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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
13/01/2025 - 12/01/2026: $1,339,500

Comparable Properties



3/17 Leonie Av MOUNT WAVERLEY 3149 (REI)

4 3 1

Price: $1,110,000
Method: Private Sale
Date: 13/12/2025
Property Type: Townhouse (Single)

Agent Comments



1/43 Stanley Av MOUNT WAVERLEY 3149 (REI/VG)

3 3 2

Price: $1,170,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Agent Comments



4/22 Adrienne Cr MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,150,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 220 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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