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	1b Highclere Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $720,000 & $780,000

Median sale price

Median price $1,190,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2025 to 31/12/2025 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	2/644 Blackburn Rd NOTTING HILL 3168	$727,500	20/11/2025
2	8/216 Lawrence Rd MOUNT WAVERLEY 3149	$770,000	18/10/2025
3	8/216-218 Lawrence Rd MOUNT WAVERLEY 3149	$770,000	18/10/2025

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: 20/01/2026 13:16

1b Highclere Avenue, Mount Waverley Vic 3149

JellisCraig

Stan Song
8849 8088
0452 180 920
stansong@jelliscraig.com.au



2 1 1

Property Type: unit

Agent Comments

Indicative Selling Price
$720,000 - $780,000
Median Unit Price
December quarter 2025: $1,190,000

Comparable Properties

2/644 Blackburn Rd NOTTING HILL 3168 (REI)

2 1 2

Agent Comments

Price: $727,500
Method: Sold Before Auction
Date: 20/11/2025
Property Type: Unit

8/216 Lawrence Rd MOUNT WAVERLEY 3149 (VG)

2 - -

Agent Comments

Price: $770,000
Method: Sale
Date: 18/10/2025
Property Type: Flat/Unit/Apartment (Res)



8/216-218 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

2 1 1

Agent Comments

Price: $770,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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