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	112 Marianne Way, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,650,400 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 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	1 Castlereagh Ct MOUNT WAVERLEY 3149	$1,560,000	29/11/2025
2	31 Lynden Gr MOUNT WAVERLEY 3149	$1,510,000	15/10/2025
3	9 Lynden Gr MOUNT WAVERLEY 3149	$1,405,000	23/08/2025

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: 28/01/2026 12:36

112 Marianne Way, Mount Waverley Vic 3149

JellisCraig

Calvin Huang
8849 8088
0433 625 756
calvinhuang@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 649 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending December 2025: $1,650,400

Comparable Properties



1 Castlereagh Ct MOUNT WAVERLEY 3149 (REI)

4 2 3

Price: $1,560,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House
Land Size: 654 sqm approx

Agent Comments



31 Lynden Gr MOUNT WAVERLEY 3149 (REI/VG)

4 2 4

Price: $1,510,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments



9 Lynden Gr MOUNT WAVERLEY 3149 (REI/VG)

3 1 2

Price: $1,405,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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