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	1 Hillside Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,380,000 & $1,450,000

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	2 Vannam Dr ASHWOOD 3147	$1,400,000	28/02/2026
2	16 Stocks Rd MOUNT WAVERLEY 3149	$1,470,000	11/10/2025
3	7 Sunhill Rd MOUNT WAVERLEY 3149	$1,452,000	06/09/2025

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: 05/03/2026 13:28

1 Hillside Road, Mount Waverley Vic 3149

JellisCraig

Jimmy Zhang
8849 8088
0430 388 348
jimmyzhang@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,450,000
Median House Price
Year ending December 2025: $1,650,400

Comparable Properties



2 Vannam Dr ASHWOOD 3147 (REI)

3 1 2

Price: $1,400,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments



16 Stocks Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,470,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



7 Sunhill Rd MOUNT WAVERLEY 3149 (REI/VG)

3 1 2

Price: $1,452,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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