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	2/2 Dorgan Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $798,000 & $848,000

Median sale price

Median price $1,341,000 Property Type Townhouse Suburb Mount Waverley

Period - From 05/03/2025 to 04/03/2026 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	1/6 Dorgan St MOUNT WAVERLEY 3149	$855,000	07/02/2026
2	1/35 Lee Av MOUNT WAVERLEY 3149	$847,000	04/10/2025
3	3/27 Lee Av MOUNT WAVERLEY 3149	$810,000	04/10/2025

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: 05/03/2026 22:36

2/2 Dorgan Street, Mount Waverley Vic 3149

JellisCraig

Nori Nouchi
8849 8088
0424 496 809
norinouchi@jelliscraig.com.au



2 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$798,000 - $848,000
Median Townhouse Price
05/03/2025 - 04/03/2026: $1,341,000

Comparable Properties



1/6 Dorgan St MOUNT WAVERLEY 3149 (REI)

3 2 1

Price: $855,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit
Land Size: 385 sqm approx

Agent Comments



1/35 Lee Av MOUNT WAVERLEY 3149 (REI)

2 1 2

Price: $847,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 203 sqm approx

Agent Comments



3/27 Lee Av MOUNT WAVERLEY 3149 (REI)

2 2 1

Price: $810,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 204 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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