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	3/1 Vasey Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,181,000 Property Type Unit Suburb Mount Waverley

Period - From 01/01/2026 to 31/03/2026 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	78 Larch Cr MOUNT WAVERLEY 3149	$1,000,000	02/05/2026
2	2/1 Emerald St MOUNT WAVERLEY 3149	$980,000	17/03/2026
3	3/20-22 Albert St MOUNT WAVERLEY 3149	$1,005,000	14/03/2026

OR

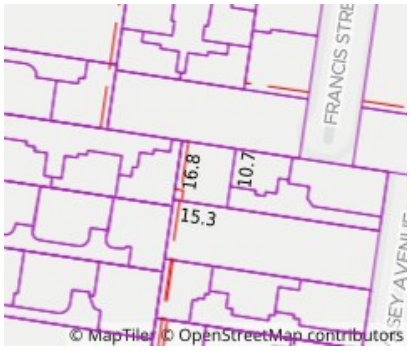
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/05/2026 13:46

3/1 Vasey Avenue, Mount Waverley Vic 3149

JellisCraig

Stephen Huang
8849 8088
0499 088 880
stephenhuang@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
March quarter 2026: $1,181,000

Comparable Properties



78 Larch Cr MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 02/05/2026
Property Type: House
Land Size: 390 sqm approx

Agent Comments



2/1 Emerald St MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $980,000
Method: Private Sale
Date: 17/03/2026
Property Type: Unit
Land Size: 388 sqm approx

Agent Comments



3/20-22 Albert St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,005,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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