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<br>Including suburb and postcode | 10 Wadham Parade, Mount Waverley Vic 3149 |

## Indicative selling price

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

Range between $1,350,000 & $1,400,000

## Median sale price

Median price $1,563,000 Property Type House 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 | 26 Marianne Way MOUNT WAVERLEY 3149 | $1,365,000 | 28/03/2026 |
| 2 | 380 Waverley Rd MOUNT WAVERLEY 3149 | $1,350,000 | 23/03/2026 |
| 3 | 7 Roland St MOUNT WAVERLEY 3149 | $1,400,000 | 21/03/2026 |

**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: 28/05/2026 10:37

# 10 Wadham Parade, Mount Waverley Vic 3149

JellisCraig

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




4 2 2

**Property Type:** House
**Land Size:** 658 sqm approx

Agent Comments

**Indicative Selling Price**
$1,350,000 - $1,400,000
**Median House Price**
March quarter 2026: $1,563,000

## Comparable Properties



### 26 Marianne Way MOUNT WAVERLEY 3149 (REI)

3 2 1

**Price:** $1,365,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** House (Res)
**Land Size:** 734 sqm approx

Agent Comments




### 380 Waverley Rd MOUNT WAVERLEY 3149 (VG)

4 - -

**Price:** $1,350,000
**Method:** Sale
**Date:** 23/03/2026
**Property Type:** Res Investment - Boarding House
**Land Size:** 741 sqm approx

Agent Comments



### 7 Roland St MOUNT WAVERLEY 3149 (REI/VG)

5 2 -

**Price:** $1,400,000
**Method:** Auction Sale
**Date:** 21/03/2026
**Property Type:** House (Res)
**Land Size:** 743 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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