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	3/7 Miller Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Single price $870,000

Median sale price

Median price $1,180,500 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2025 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	2/348 Stephensons Rd MOUNT WAVERLEY 3149	$880,000	24/04/2026
2	25/12 Surrey Rd MOUNT WAVERLEY 3149	$895,000	24/03/2026
3	1/25 Amaroo St CHADSTONE 3148	$868,000	10/02/2026

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: 09/05/2026 15:18

3/7 Miller Crescent, Mount Waverley Vic 3149

JellisCraig

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$870,000
Median Unit Price
Year ending March 2026: $1,180,500

Comparable Properties



2/348 Stephensons Rd MOUNT WAVERLEY 3149 (REI)

2 1 1

Price: $880,000
Method: Private Sale
Date: 24/04/2026
Property Type: Unit

Agent Comments



25/12 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

3 1 2

Price: $895,000
Method: Sold Before Auction
Date: 24/03/2026
Property Type: Townhouse (Res)

Agent Comments



1/25 Amaroo St CHADSTONE 3148 (REI/VG)

3 1 1

Price: $868,000
Method: Private Sale
Date: 10/02/2026
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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