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	74b Albert Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,365,000 Property Type Townhouse Suburb Mount Waverley

Period - From 25/05/2025 to 24/05/2026 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	2/3 Maxine Ct MOUNT WAVERLEY 3149	$1,670,000	26/03/2026
2	1/42 Albert St MOUNT WAVERLEY 3149	$1,705,500	22/03/2026
3	1/1 Fir Ct MOUNT WAVERLEY 3149	$1,699,000	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: 25/05/2026 10:53

74b Albert Street, Mount Waverley Vic 3149

JellisCraig

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



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median Townhouse Price
25/05/2025 - 24/05/2026: $1,365,000

Comparable Properties



2/3 Maxine Ct MOUNT WAVERLEY 3149 (REI)

4 4 2

Price: $1,670,000
Method: Private Sale
Date: 26/03/2026
Property Type: Townhouse (Single)
Land Size: 386 sqm approx

Agent Comments



1/42 Albert St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,705,500
Method: Auction Sale
Date: 22/03/2026
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments



1/1 Fir Ct MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,699,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 365 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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