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	9 Meadow Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,650,000 Property Type House 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	16 Talbot Rd MOUNT WAVERLEY 3149	$1,390,000	28/02/2026
2	29 Wave Av MOUNT WAVERLEY 3149	$1,440,000	31/01/2026
3	77 Headingley Rd MOUNT WAVERLEY 3149	$1,450,000	17/12/2025

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: 15/05/2026 09:36

9 Meadow Crescent, Mount Waverley Vic 3149

JellisCraig

Calvin Huang
8849 8088
0433 625 756
calvinhuang@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending March 2026: $1,650,000

Comparable Properties



16 Talbot Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,390,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 733 sqm approx

Agent Comments

29 Wave Av MOUNT WAVERLEY 3149 (VG)

3 - -

Price: $1,440,000
Method: Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments



77 Headingley Rd MOUNT WAVERLEY 3149 (REI/VG)

3 1 1

Price: $1,450,000
Method: Auction Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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