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	6 Vista Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,400,000 & $1,480,000

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	7 Roland St MOUNT WAVERLEY 3149	$1,400,000	21/03/2026
2	1 Hillside Rd MOUNT WAVERLEY 3149	$1,475,000	14/03/2026
3	12 Stocks Rd MOUNT WAVERLEY 3149	$1,350,000	23/01/2026

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: 20/05/2026 12:53

6 Vista Avenue, Mount Waverley Vic 3149

JellisCraig



Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,480,000
Median House Price
March quarter 2026: $1,563,000

Comparable Properties



7 Roland St MOUNT WAVERLEY 3149 (REI)

5 | 2 | -

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

Agent Comments



1 Hillside Rd MOUNT WAVERLEY 3149 (REI)

3 | 1 | 1

Price: $1,475,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



12 Stocks Rd MOUNT WAVERLEY 3149 (REI)

3 | 1 | 2

Price: $1,350,000
Method: Private Sale
Date: 23/01/2026
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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