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	3/13 Dean Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,181,000 Property Type Unit 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	3/1 Vasey Av MOUNT WAVERLEY 3149	$1,045,000	06/06/2026
2	9/346-352 High Street Rd MOUNT WAVERLEY 3149	$940,000	28/05/2026
3	78 Larch Cr MOUNT WAVERLEY 3149	$1,000,000	02/05/2026

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: 30/06/2026 20:07

3/13 Dean Avenue, Mount Waverley Vic 3149

JellisCraig

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



3 2 2

Property Type: Unit
Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
March quarter 2026: $1,181,000

Comparable Properties



3/1 Vasey Av MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,045,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 256 sqm approx

Agent Comments



9/346-352 High Street Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $940,000
Method: Private Sale
Date: 28/05/2026
Property Type: Townhouse (Single)

Agent Comments



78 Larch Cr MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 02/05/2026
Property Type: House
Land Size: 390 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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