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	91a Muir Street, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,580,000

Median sale price

Median price $1,354,250 Property Type Townhouse Suburb Mount Waverley

Period - From 22/06/2025 to 21/06/2026 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 Una St MOUNT WAVERLEY 3149	$1,510,000	28/03/2026
2	21 Surrey Rd MOUNT WAVERLEY 3149	$1,455,000	12/02/2026
3	1/41 Surrey Rd MOUNT WAVERLEY 3149	$1,450,000	09/02/2026

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: 22/06/2026 10:21

91a Muir Street, Mount Waverley Vic 3149

JellisCraig



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,580,000
Median Townhouse Price
22/06/2025 - 21/06/2026: $1,354,250

Comparable Properties

2/3 Una St MOUNT WAVERLEY 3149 (REI)

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Price: $1,510,000
Method:
Date: 28/03/2026
Property Type: Townhouse (Single)

Agent Comments

21 Surrey Rd MOUNT WAVERLEY 3149 (REI)

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Price: $1,455,000
Method:
Date: 12/02/2026
Property Type: House

Agent Comments

1/41 Surrey Rd MOUNT WAVERLEY 3149 (REI)

\- - -

Price: $1,450,000
Method:
Date: 09/02/2026
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 88498088

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