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 Gillian Road, 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 $1,600,000 Property Type House Suburb Mount Waverley

Period - From 17/07/2025 to 16/07/2026 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	13 Meredith St MOUNT WAVERLEY 3149	$1,737,000	02/05/2026
2	12 Josephine Av MOUNT WAVERLEY 3149	$1,750,000	28/03/2026
3	12 Nethercote Dr MOUNT WAVERLEY 3149	$1,750,000	14/03/2026

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: 17/07/2026 15:35

3 Gillian Road, Mount Waverley Vic 3149

Jared Wei
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5 3 2

Property Type: House
Land Size: 723 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
17/07/2025 - 16/07/2026: $1,600,000

Comparable Properties



13 Meredith St MOUNT WAVERLEY 3149 (REI)

5 2 2

Price: $1,737,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



12 Josephine Av MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,750,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



12 Nethercote Dr MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,750,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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