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	4/454 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price $720,000

Median sale price

Median price $1,031,000 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2026 to 30/06/2026 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	4/13 Olympian Av MOUNT WAVERLEY 3149	$735,000	26/05/2026
2	2/136 Huntingdale Rd MOUNT WAVERLEY 3149	$736,000	14/04/2026
3	2/452 Huntingdale Rd MOUNT WAVERLEY 3149	$733,300	21/02/2026

OR

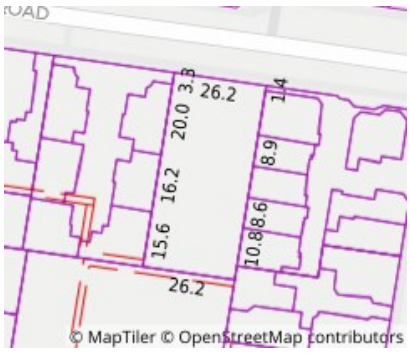
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/07/2026 12:17

4/454 High Street Road, Mount Waverley Vic 3149

JellisCraig

Stan Song
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$720,000
Median Unit Price
June quarter 2026: $1,031,000

Comparable Properties



4/13 Olympian Av MOUNT WAVERLEY 3149 (REI)

2 1 1

Agent Comments

Price: $735,000
Method: Private Sale
Date: 26/05/2026
Property Type: Unit



2/136 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

2 1 1

Agent Comments

Price: $736,000
Method: Private Sale
Date: 14/04/2026
Property Type: Unit



2/452 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG)

2 1 2

Agent Comments

Price: $733,300
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit
Land Size: 180 sqm approx

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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