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	74 Hilton Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,600,000 Property Type House Suburb Mount Waverley

Period - From 21/07/2025 to 20/07/2026 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	95 Marianne Way MOUNT WAVERLEY 3149	$1,460,000	11/07/2026
2	27 Bruce St MOUNT WAVERLEY 3149	$1,508,880	01/07/2026
3	14 Sim St MOUNT WAVERLEY 3149	$1,588,800	20/05/2026

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: 21/07/2026 11:13

74 Hilton Street, Mount Waverley Vic 3149

Jared Wei
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5 2 2

Property Type: House
Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
21/07/2025 - 20/07/2026: $1,600,000

Comparable Properties



95 Marianne Way MOUNT WAVERLEY 3149 (REI)

4 1 2

Price: $1,460,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



27 Bruce St MOUNT WAVERLEY 3149 (REI)

6 2 2

Price: $1,508,880
Method: Private Sale
Date: 01/07/2026
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments



14 Sim St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,588,800
Method: Sold Before Auction
Date: 20/05/2026
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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