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	1 Deborah Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,550,000 Property Type House 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	13 Ben Hogan Ct MOUNT WAVERLEY 3149	$1,260,000	15/08/2026
2	61 Therese Av MOUNT WAVERLEY 3149	$1,040,000	01/08/2026
3	22 Kingswood Av MOUNT WAVERLEY 3149	$1,152,000	29/07/2026

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: 18/08/2026 09:46

1 Deborah Court, Mount Waverley Vic 3149

JellisCraig

Peter Alamaras
8849 8088
0417 018 557
PeterAlamaras@jelliscraig.com.au



3 1 3

Property Type: House
Land Size: 839 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
June quarter 2026: $1,550,000

Comparable Properties



13 Ben Hogan Ct MOUNT WAVERLEY 3149 (REI)

3 1 1

Price: $1,260,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



61 Therese Av MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,040,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



22 Kingswood Av MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,152,000
Method: Private Sale
Date: 29/07/2026
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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