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	23 Bruce Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,557,444 Property Type House Suburb Mount Waverley

Period - From 03/09/2025 to 02/09/2026 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	41 Alice St MOUNT WAVERLEY 3149	$1,470,000	14/08/2026
2	27 Bruce St MOUNT WAVERLEY 3149	$1,508,880	01/07/2026
3	10 Wadham Pde MOUNT WAVERLEY 3149	$1,388,000	24/06/2026

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: 03/09/2026 16:19

23 Bruce Street, Mount Waverley Vic 3149

JellisCraig

Sean Lin
8849 8088
0452 050 331
seanlin@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 710 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
03/09/2025 - 02/09/2026: $1,557,444

Comparable Properties



41 Alice St MOUNT WAVERLEY 3149 (REI)

5 4 2

Price: $1,470,000
Method: Sold Before Auction
Date: 14/08/2026
Property Type: House (Res)
Land Size: 754 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



10 Wadham Pde MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,388,000
Method: Sold Before Auction
Date: 24/06/2026
Property Type: House
Land Size: 658 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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