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	1/16 Elm Grove, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,080,000

Median sale price

Median price $1,140,333 Property Type Unit Suburb Mount Waverley

Period - From 01/01/2024 to 31/12/2024 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	53 Coleman Pde GLEN WAVERLEY 3150	$1,065,000	07/12/2024
2	1/5 Edna St MOUNT WAVERLEY 3149	$1,080,000	03/12/2024
3	2/70-72 Larch Cr MOUNT WAVERLEY 3149	$1,020,000	12/10/2024

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: 24/02/2025 10:33

1/16 Elm Grove, Mount Waverley Vic 3149

Jared Wei
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,080,000
Median Unit Price
Year ending December 2024: $1,140,333

Comparable Properties



53 Coleman Pde GLEN WAVERLEY 3150 (REI)

3 2 1

Price: $1,065,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments



1/5 Edna St MOUNT WAVERLEY 3149 (VG)

3 - -

Price: $1,080,000
Method: Sale
Date: 03/12/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/70-72 Larch Cr MOUNT WAVERLEY 3149 (REI)

3 2 1

Price: $1,020,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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