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	4a Ian Grove, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,415,000

Median sale price

Median price $1,630,500 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/03/2025 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	2/368 Stephensons Rd MOUNT WAVERLEY 3149	$1,405,000	31/12/2024
2	375b Waverley Rd MOUNT WAVERLEY 3149	$1,388,888	26/11/2024
3	4A Bales St MOUNT WAVERLEY 3149	$1,480,000	02/11/2024

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: 14/04/2025 16:19

4a Ian Grove, Mount Waverley Vic 3149

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,415,000
Median House Price
March quarter 2025: $1,630,500

Comparable Properties



2/368 Stephensons Rd MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,405,000
Method: Auction Sale
Date: 31/12/2024
Property Type: Townhouse (Res)
Land Size: 442 sqm approx

Agent Comments



375b Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

5 3 2

Price: $1,388,888
Method: Private Sale
Date: 26/11/2024
Property Type: Townhouse (Single)

Agent Comments



4A Bales St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,480,000
Method: Auction Sale
Date: 02/11/2024
Property Type: Townhouse (Res)
Land Size: 403 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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