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	4 Nellie Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,980,000 & $2,080,000

Median sale price

Median price $1,652,000 Property Type House 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	48 Alice St MOUNT WAVERLEY 3149	$2,000,000	12/02/2025
2	22 Amber Gr MOUNT WAVERLEY 3149	$1,980,000	09/12/2024
3	15 Sesame St MOUNT WAVERLEY 3149	$1,900,000	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: 12/03/2025 20:12

4 Nellie Court, Mount Waverley Vic 3149

Jimmy Zhang
8849 8088
0430 388 348
jimmyzhang@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 935 sqm approx

Agent Comments

Indicative Selling Price
$1,980,000 - $2,080,000
Median House Price
Year ending December 2024: $1,652,000

Comparable Properties



48 Alice St MOUNT WAVERLEY 3149 (REI)

5 2 2

Price: $2,000,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



22 Amber Gr MOUNT WAVERLEY 3149 (REI/VG)

4 3 1

Price: $1,980,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 769 sqm approx

Agent Comments



15 Sesame St MOUNT WAVERLEY 3149 (REI/VG)

4 3 4

Price: $1,900,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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