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	7 Meadow Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,600,000 & $1,650,000

Median sale price

Median price $1,630,000 Property Type House Suburb Mount Waverley

Period - From 25/03/2024 to 24/03/2025 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	16 Laura Gr MOUNT WAVERLEY 3149	$1,628,000	01/03/2025
2	10 Morrison Ct MOUNT WAVERLEY 3149	$1,601,000	21/02/2025
3	8 Wills Av MOUNT WAVERLEY 3149	$1,610,000	14/12/2024

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: 25/03/2025 14:43

7 Meadow Crescent, Mount Waverley Vic 3149

Alaine Fourie
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3 2 2

Property Type:
Land Size: 770 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,650,000
Median House Price
25/03/2024 - 24/03/2025: $1,630,000

Comparable Properties



16 Laura Gr MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,628,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



10 Morrison Ct MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,601,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 894 sqm approx

Agent Comments



8 Wills Av MOUNT WAVERLEY 3149 (REI)

3 1 3

Price: $1,610,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)

Agent Comments

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