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	3/2 Morrison Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,130,000 & $1,230,000

Median sale price

Median price $1,288,500 Property Type Townhouse Suburb Mount Waverley

Period - From 19/03/2024 to 18/03/2025 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	29b Monterey Av GLEN WAVERLEY 3150	$1,156,000	04/12/2024
2	1/4 Bristol Ct GLEN WAVERLEY 3150	$1,174,000	16/11/2024
3	2/111 Blackburn Rd MOUNT WAVERLEY 3149	$1,175,000	26/10/2024

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: 19/03/2025 13:34

3/2 Morrison Court, Mount Waverley Vic 3149

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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,130,000 - $1,230,000
Median Townhouse Price
19/03/2024 - 18/03/2025: $1,288,500

Comparable Properties



29b Monterey Av GLEN WAVERLEY 3150 (REI/VG)

4 3 1

Price: $1,156,000
Method: Private Sale
Date: 04/12/2024
Property Type: Townhouse (Res)
Land Size: 220 sqm approx

Agent Comments



1/4 Bristol Ct GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Price: $1,174,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)
Land Size: 381 sqm approx

Agent Comments



2/111 Blackburn Rd MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,175,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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