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 Marie Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,400,000 & $1,540,000

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	29 Patrick St OAKLEIGH EAST 3166	$1,400,000	09/01/2025
2	10 Snead Ct MOUNT WAVERLEY 3149	$1,388,888	14/12/2024
3	10 French St MOUNT WAVERLEY 3149	$1,575,000	02/12/2024

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: 17/03/2025 14:04

1 Marie Court, Mount Waverley Vic 3149

Jared Wei
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4 2 2

Property Type: House
Land Size: 701 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending December 2024: $1,652,000

Comparable Properties



29 Patrick St OAKLEIGH EAST 3166 (REI/VG)

4 2 4

Price: $1,400,000
Method: Private Sale
Date: 09/01/2025
Property Type: House
Land Size: 702 sqm approx

Agent Comments



10 Snead Ct MOUNT WAVERLEY 3149 (REI)

4 1 10

Price: $1,388,888
Method: Private Sale
Date: 14/12/2024
Property Type: House
Land Size: 685 sqm approx

Agent Comments



10 French St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,575,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 767 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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