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	12 Mclaren Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,635,000 Property Type House Suburb Mount Waverley

Period - From 17/03/2024 to 16/03/2025 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	8 Wendover Ct MOUNT WAVERLEY 3149	$1,745,000	05/03/2025
2	7 Glendowan Rd MOUNT WAVERLEY 3149	$1,731,000	10/02/2025
3	1 Carinya Ct MOUNT WAVERLEY 3149	$1,618,000	08/02/2025

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 14:09

12 Mclaren Street, Mount Waverley Vic 3149

Alaine Fourie
8849 8088
0411 513 013
alainefourie@jelliscraig.com.au



5 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
17/03/2024 - 16/03/2025: $1,635,000

Comparable Properties



8 Wendover Ct MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,745,000
Method: Private Sale
Date: 05/03/2025
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments



7 Glendowan Rd MOUNT WAVERLEY 3149 (REI/VG)

5 2 2

Price: $1,731,000
Method: Sold Before Auction
Date: 10/02/2025
Property Type: House
Land Size: 846 sqm approx

Agent Comments



1 Carinya Ct MOUNT WAVERLEY 3149 (REI)

5 2 2

Price: $1,618,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 652.50 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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