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	16 Glendowan Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,880,000

Median sale price

Median price $1,625,500 Property Type House Suburb Mount Waverley

Period - From 24/05/2024 to 23/05/2025 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	2 Josephine Av MOUNT WAVERLEY 3149	$1,677,000	17/05/2025
2	18 Glendowan Rd MOUNT WAVERLEY 3149	$1,960,000	17/05/2025
3	13 Portsmouth St MOUNT WAVERLEY 3149	$1,609,000	17/05/2025

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: 24/05/2025 12:38

16 Glendowan Road, Mount Waverley Vic 3149

Jellis Craig

Jared Wei
03 8849 8088
0413 260 872
jaredwei@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 719 sqm approx

Agent Comments

Indicative Selling Price
$1,880,000
Median House Price
24/05/2024 - 23/05/2025: $1,625,500

Comparable Properties



2 Josephine Av MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,677,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



18 Glendowan Rd MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,960,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments



13 Portsmouth St MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,609,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 782 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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