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	2/1 Biscayne Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,300,500 Property Type Townhouse Suburb Mount Waverley

Period - From 28/04/2024 to 27/04/2025 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	3/83-85 Orchard St GLEN WAVERLEY 3150	$1,300,000	05/04/2025
2	30 Jade Cirt BURWOOD EAST 3151	$1,180,000	23/02/2025
3	1/27 Morshead Av MOUNT WAVERLEY 3149	$1,280,000	10/12/2024

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: 28/04/2025 12:08

2/1 Biscayne Drive, Mount Waverley Vic 3149

Jimmy Zhang
8849 8088
0430 388 348
jimmyzhang@jelliscraig.com.au



3 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price
28/04/2024 - 27/04/2025: $1,300,500

Comparable Properties



3/83-85 Orchard St GLEN WAVERLEY 3150 (REI)

3 3 2

Price: $1,300,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments



30 Jade Cirt BURWOOD EAST 3151 (REI)

3 2 2

Price: $1,180,000
Method: Private Sale
Date: 23/02/2025
Property Type: House

Agent Comments



1/27 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 10/12/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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