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	1/1 Emerald Street, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,230,000

Median sale price

Median price $1,135,000 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2024 to 31/03/2025 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	2/5 Tinto Ct MOUNT WAVERLEY 3149	$1,133,000	05/04/2025
2	2/16 Baringa St MOUNT WAVERLEY 3149	$1,218,000	03/04/2025
3	2/8 Lee Av MOUNT WAVERLEY 3149	$1,247,000	20/03/2025

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: 30/06/2025 14:48

1/1 Emerald Street, Mount Waverley Vic 3149

Brian Pan
8849 8088
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3 2 2

Property Type: Unit
Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price
$1,230,000
Median Unit Price
Year ending March 2025: $1,135,000

Comparable Properties



2/5 Tinto Ct MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,133,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit
Land Size: 289 sqm approx

Agent Comments



2/16 Baringa St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,218,000
Method: Private Sale
Date: 03/04/2025
Property Type: Unit
Land Size: 409 sqm approx

Agent Comments



2/8 Lee Av MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,247,000
Method: Private Sale
Date: 20/03/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

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