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	2/17 Joy Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,315,000 Property Type Townhouse Suburb Mount Waverley

Period - From 10/06/2024 to 09/06/2025 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	1/89-91 Headingley Rd MOUNT WAVERLEY 3149	$1,465,000	28/05/2025
2	1b Debbie St MOUNT WAVERLEY 3149	$1,415,000	09/04/2025
3	2/336 Blackburn Rd GLEN WAVERLEY 3150	$1,501,000	02/03/2025

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: 10/06/2025 14:27

2/17 Joy Street, Mount Waverley Vic 3149

Lily Chen
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4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
10/06/2024 - 09/06/2025: $1,315,000

Comparable Properties



1/89-91 Headingley Rd MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,465,000
Method: Private Sale
Date: 28/05/2025
Property Type: Townhouse (Single)

Agent Comments



1b Debbie St MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,415,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Res)
Land Size: 329 sqm approx

Agent Comments

2/336 Blackburn Rd GLEN WAVERLEY 3150 (REI/VG)

4 - -

Price: $1,501,000
Method: Auction Sale
Date: 02/03/2025
Property Type: Townhouse (Res)

Agent Comments

4/3/2

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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