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	2/73 Stanley Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,302,000 Property Type Townhouse Suburb Mount Waverley

Period - From 04/06/2024 to 03/06/2025 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	2/4 Islay Ct MOUNT WAVERLEY 3149	$1,050,000	18/05/2025
2	2/17 Forster Rd MOUNT WAVERLEY 3149	$1,072,000	29/03/2025
3	2/43 Stanley Av MOUNT WAVERLEY 3149	$1,050,000	29/01/2025

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: 04/06/2025 13:00

2/73 Stanley Avenue, Mount Waverley Vic 3149

Stan Song
8849 8088
0452 180 920
stansong@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
04/06/2024 - 03/06/2025: $1,302,000

Comparable Properties

2/4 Islay Ct MOUNT WAVERLEY 3149 (REI)

3 2 1

Price: $1,050,000
Method: Auction Sale
Date: 18/05/2025
Property Type: Townhouse (Res)

Agent Comments



2/17 Forster Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,072,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)

Agent Comments



2/43 Stanley Av MOUNT WAVERLEY 3149 (REI/VG)

3 3 2

Price: $1,050,000
Method: Private Sale
Date: 29/01/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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