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	1/22 Hilton Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,310,000 Property Type Townhouse Suburb Mount Waverley

Period - From 16/06/2024 to 15/06/2025 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	14c Taroona Av MOUNT WAVERLEY 3149	$1,230,000	17/05/2025
2	3/2 Morrison Ct MOUNT WAVERLEY 3149	$1,200,000	29/03/2025
3	1/16 Elm Gr MOUNT WAVERLEY 3149	$1,020,000	21/03/2025

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: 16/06/2025 16:01

1/22 Hilton Street, Mount Waverley Vic 3149

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4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
16/06/2024 - 15/06/2025: $1,310,000

Comparable Properties



14c Taroona Av MOUNT WAVERLEY 3149 (REI)

4 3 1

Price: $1,230,000
Method: Private Sale
Date: 17/05/2025
Property Type: Townhouse (Res)

Agent Comments



3/2 Morrison Ct MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,200,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)

Agent Comments



1/16 Elm Gr MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,020,000
Method: Private Sale
Date: 21/03/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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