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	24B Hilton Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,295,000 Property Type Townhouse Suburb Mount Waverley

Period - From 13/08/2024 to 12/08/2025 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	3/2 Morrison Ct MOUNT WAVERLEY 3149	$1,200,000	29/03/2025
2	47 Outlook Rd MOUNT WAVERLEY 3149	$1,238,000	12/08/2025
3	24b Andrew St MOUNT WAVERLEY 3149	$1,245,000	29/07/2025

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: 13/08/2025 19:51

24B Hilton Street, Mount Waverley Vic 3149

JellisCraig

Ben He
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Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
13/08/2024 - 12/08/2025: $1,295,000



3 2 2

Rooms: 7
Property Type: Townhouse (Single)
Land Size: 385 sqm approx

Agent Comments

Comparable Properties



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



47 Outlook Rd MOUNT WAVERLEY 3149 (REI)

3 3 2

Price: $1,238,000
Method: Private Sale
Date: 12/08/2025
Property Type: Townhouse (Single)

Agent Comments



24b Andrew St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,245,000
Method: Sold Before Auction
Date: 29/07/2025
Property Type: Townhouse (Res)
Land Size: 323 sqm approx

Agent Comments

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