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<br>Including suburb and postcode | 93 Hilton Street, Mount Waverley Vic 3149 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## Median sale price

Median price $1,660,000 Property Type House Suburb Mount Waverley

Period - From 02/09/2024 to 01/09/2025 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 | 32c Cratloe Rd MOUNT WAVERLEY 3149 | $1,459,000 | 23/08/2025 |
| 2 | 24a Fort St MOUNT WAVERLEY 3149 | $1,498,000 | 16/08/2025 |
| 3 | 47 Outlook Rd MOUNT WAVERLEY 3149 | $1,238,000 | 12/08/2025 |

**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: 02/09/2025 10:25

# 93 Hilton Street, Mount Waverley Vic 3149

JellisCraig

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au



4 2 2

**Property Type:** House
**Land Size:** 309 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,400,000
**Median House Price**
02/09/2024 - 01/09/2025: $1,660,000

## Comparable Properties



**32c Cratloe Rd MOUNT WAVERLEY 3149 (REI)**

4 3 2

**Price:** $1,459,000
**Method:** Auction Sale
**Date:** 23/08/2025
**Property Type:** Townhouse (Res)

Agent Comments



**24a Fort St MOUNT WAVERLEY 3149 (REI)**

4 3 4

**Price:** $1,498,000
**Method:** Auction Sale
**Date:** 16/08/2025
**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

**Account** - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

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