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	3/23 Meadow Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $1,195,000 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	3/303 Waverley Rd MOUNT WAVERLEY 3149	$726,000	31/05/2025
2	4/1 Adrienne Cr MOUNT WAVERLEY 3149	$690,000	01/05/2025
3	5/1 Adrienne Cr MOUNT WAVERLEY 3149	$670,000	17/04/2025

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: 08/07/2025 13:47

3/23 Meadow Crescent, Mount Waverley Vic 3149

Stephen Huang
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2 1 1

Property Type: Unit
Land Size: 132 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
June quarter 2025: $1,195,000

Comparable Properties



3/303 Waverley Rd MOUNT WAVERLEY 3149 (REI)

2 1 2

Price: $726,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments



4/1 Adrienne Cr MOUNT WAVERLEY 3149 (REI)

2 1 1

Price: $690,000
Method: Private Sale
Date: 01/05/2025
Property Type: Unit
Land Size: 198 sqm approx

Agent Comments



5/1 Adrienne Cr MOUNT WAVERLEY 3149 (REI)

2 1 1

Price: $670,000
Method: Private Sale
Date: 17/04/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

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