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	1/88 Huntingdale Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price $880,000

Median sale price

Median price $1,145,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2024 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	1/147 Highbury Rd BURWOOD 3125	$835,000	07/06/2025
2	4/411-413 Highbury Rd BURWOOD 3125	$838,000	15/05/2025
3	3/208 Stephensons Rd MOUNT WAVERLEY 3149	$900,000	12/05/2025

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: 22/09/2025 10:20

1/88 Huntingdale Road, Mount Waverley Vic 3149

JellisCraig

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



3 1 3

Property Type: Unit
Land Size: 337 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median Unit Price
Year ending June 2025: $1,145,000

Comparable Properties



1/147 Highbury Rd BURWOOD 3125 (REI/VG)

3 1 1

Price: $835,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Unit
Land Size: 319 sqm approx

Agent Comments



4/411-413 Highbury Rd BURWOOD 3125 (REI)

3 2 2

Price: $838,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: Townhouse (Res)

Agent Comments



3/208 Stephensons Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 1

Price: $900,000
Method: Private Sale
Date: 12/05/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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