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	9 Bicton Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

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

Period - From 25/08/2024 to 24/08/2025 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	24a Fort St MOUNT WAVERLEY 3149	$1,498,000	16/08/2025
2	2/334 Waverley Rd MOUNT WAVERLEY 3149	$1,558,000	22/07/2025
3	1/394 Highbury Rd MOUNT WAVERLEY 3149	$1,595,000	21/06/2025

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: 25/08/2025 17:16

9 Bicton Street, Mount Waverley Vic 3149

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



4 3 1

Property Type: House (Res)
Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median Townhouse Price
25/08/2024 - 24/08/2025: $1,310,000

Comparable Properties



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



2/334 Waverley Rd MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,558,000
Method: Private Sale
Date: 22/07/2025
Property Type: Townhouse (Single)
Land Size: 299 sqm approx

Agent Comments



1/394 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,595,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 355 sqm approx

Agent Comments

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