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	71 Hillview Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

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

Period - From 23/09/2024 to 22/09/2025 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	45 Talbot Rd MOUNT WAVERLEY 3149	$1,318,000	02/08/2025
2	36 Dickson St MOUNT WAVERLEY 3149	$1,326,000	05/07/2025
3	3 Orrell Ct MOUNT WAVERLEY 3149	$1,455,000	02/07/2025

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: 23/09/2025 15:35

71 Hillview Avenue, Mount Waverley Vic 3149

JellisCraig

Jared Wei
03 8849 8088
0413 260 872
jaredwei@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
23/09/2024 - 22/09/2025: $1,660,000

Comparable Properties



45 Talbot Rd MOUNT WAVERLEY 3149 (REI)

4 2 1

Price: $1,318,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



36 Dickson St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,326,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments



3 Orrell Ct MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,455,000
Method: Private Sale
Date: 02/07/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 88498088

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