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	1/43 Stanley Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,120,000 & $1,230,000

Median sale price

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

Period - From 09/10/2024 to 08/10/2025 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	1/2 Howell Dr MOUNT WAVERLEY 3149	$1,201,000	09/07/2025
2	2/7 Briggs St MOUNT WAVERLEY 3149	$1,220,000	30/06/2025
3	2/73 Stanley Av MOUNT WAVERLEY 3149	$1,165,000	28/06/2025

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: 09/10/2025 11:00

1/43 Stanley Avenue, Mount Waverley Vic 3149

JellisCraig

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3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,120,000 - $1,230,000
Median Townhouse Price
09/10/2024 - 08/10/2025: $1,310,000

Comparable Properties



1/2 Howell Dr MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Agent Comments

Price: $1,201,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)
Land Size: 282 sqm approx



2/7 Briggs St MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Agent Comments

Price: $1,220,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)
Land Size: 224 sqm approx



2/73 Stanley Av MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Agent Comments

Price: $1,165,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)

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