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	1/13 Herbert Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,652,500 Property Type House 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	1/9 Darbyshire Rd MOUNT WAVERLEY 3149	$1,280,000	27/08/2025
2	2/9 Darbyshire Rd MOUNT WAVERLEY 3149	$1,278,000	16/07/2025
3	3/1 Avondale Gr MOUNT WAVERLEY 3149	$1,202,000	10/05/2025

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: 30/09/2025 19:09

1/13 Herbert Street, Mount Waverley Vic 3149

JellisCraig

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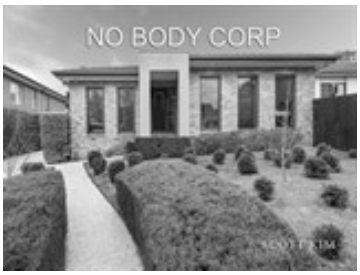
3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending June 2025: $1,652,500

Comparable Properties



1/9 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 27/08/2025
Property Type: Unit
Land Size: 306 sqm approx

Agent Comments



2/9 Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,278,000
Method: Private Sale
Date: 16/07/2025
Property Type: Unit

Agent Comments



3/1 Avondale Gr MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,202,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Unit
Land Size: 275 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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