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	1/44 Irving Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,195,000 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2025 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	2/13 French St MOUNT WAVERLEY 3149	$1,315,000	13/09/2025
2	2/3 Kemp Av MOUNT WAVERLEY 3149	$1,305,000	13/09/2025
3	1/54 Lechte Rd MOUNT WAVERLEY 3149	$1,310,000	02/08/2025

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 09:56

1/44 Irving Street, Mount Waverley Vic 3149

JellisCraig

Di Goldsmith
8849 8088
0417 166 088
digoldsmith@jelliscraig.com.au



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Unit Price
June quarter 2025: $1,195,000

Comparable Properties



2/13 French St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,315,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit
Land Size: 372 sqm approx

Agent Comments



2/3 Kemp Av MOUNT WAVERLEY 3149 (REI)

3 2 3

Price: $1,305,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit
Land Size: 403 sqm approx

Agent Comments



1/54 Lechte Rd MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,310,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Unit
Land Size: 315 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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