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	27 Wills 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 & $1,400,000

Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Mount Waverley

Period - From 03/12/2024 to 02/12/2025 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	2/6 Morshead Av MOUNT WAVERLEY 3149	$1,380,000	25/10/2025
2	10 Alison St MOUNT WAVERLEY 3149	$1,425,000	25/10/2025
3	2/13 White St MOUNT WAVERLEY 3149	$1,400,000	09/10/2025

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: 03/12/2025 21:53

27 Wills Avenue, Mount Waverley Vic 3149

Josh Yu
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4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Townhouse Price
03/12/2024 - 02/12/2025: $1,350,000

Comparable Properties



2/6 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

4 2 1

Price: $1,380,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Agent Comments



10 Alison St MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,425,000
Method: Private Sale
Date: 25/10/2025
Property Type: House (Res)

Agent Comments



2/13 White St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,400,000
Method: Private Sale
Date: 09/10/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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