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	7 Vila Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $1,700,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2025 to 30/09/2025 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	7 Nagle Ct MOUNT WAVERLEY 3149	$1,191,500	30/10/2025
2	414 Stephensons Rd MOUNT WAVERLEY 3149	$1,235,001	02/09/2025
3	30 Carrol Gr MOUNT WAVERLEY 3149	$1,150,000	08/08/2025

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: 17/11/2025 14:34

7 Vila Court, Mount Waverley Vic 3149

JellisCraig

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



3 1 1

Property Type:
Land Size: 659 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median House Price
September quarter 2025: $1,700,000

Comparable Properties



7 Nagle Ct MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,191,500
Method: Auction Sale
Date: 30/10/2025
Property Type: House (Res)

Agent Comments



414 Stephensons Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 1

Price: $1,235,001
Method: Private Sale
Date: 02/09/2025
Property Type: House (Res)
Land Size: 770 sqm approx

Agent Comments



30 Carrol Gr MOUNT WAVERLEY 3149 (REI/VG)

3 1 4

Price: $1,150,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 700 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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