

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

43 The Highway, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$3,980,000

&

\$4,378,000

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	7 Francis St MOUNT WAVERLEY 3149	\$4,030,000	10/05/2025
2	10 Albert St MOUNT WAVERLEY 3149	\$3,900,000	30/03/2025
3			

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.~~

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Costa Calaitzis

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Indicative Selling Price

\$3,980,000 - \$4,378,000

Median House Price

Year ending June 2025: \$1,652,500



 6  5  3

Property Type: House

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



7 Francis St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  5  2

Price: \$4,030,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House

Land Size: 754 sqm approx



10 Albert St MOUNT WAVERLEY 3149 (VG)

Agent Comments

 4  -  -

Price: \$3,900,000

Method: Sale

Date: 30/03/2025

Property Type: House (Res)

Land Size: 725 sqm approx

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.

Account - Jellis Craig | P: 03 88498088