

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

1/1 Carmel Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,662,500

Property Type House

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	32 Rosemary St CHADSTONE 3148	\$1,308,888	28/05/2025
2	2 Palm Beach Cr MOUNT WAVERLEY 3149	\$1,300,000	26/05/2025
3	34 Sampson Dr MOUNT WAVERLEY 3149	\$1,284,000	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:

23/07/2025 10:13

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Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

June quarter 2025: \$1,662,500



2 1 2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



32 Rosemary St CHADSTONE 3148 (REI)

Agent Comments

3 1 3

Price: \$1,308,888

Method: Sold Before Auction

Date: 28/05/2025

Property Type: House (Res)

Land Size: 591 sqm approx

2 Palm Beach Cr MOUNT WAVERLEY 3149 (VG)

Agent Comments

4 - -

Price: \$1,300,000

Method: Sale

Date: 26/05/2025

Property Type: House (Res)

Land Size: 634 sqm approx



34 Sampson Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$1,284,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 665 sqm approx

Account - Jellis Craig | P: 03 88498088