

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 Wiaktun Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$2,100,000

&

\$2,200,000

Median sale price

Median price

\$1,635,000

Property Type

House

Suburb

Mount Waverley

Period - From

10/06/2024

to

09/06/2025

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 | 47 Jacqueline Rd MOUNT WAVERLEY 3149 | \$2,188,000 | 24/05/2025 |
| 2 | 12 Turner Ct GLEN WAVERLEY 3150 | \$2,165,000 | 25/04/2025 |
| 3 | 16 Regent St MOUNT WAVERLEY 3149 | \$2,250,000 | 22/04/2025 |

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:

10/06/2025 17:33

1 Wiaktun Crescent, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

10/06/2024 - 09/06/2025: \$1,635,000



 4  2  3

Property Type: House (Res)

Land Size: 748 sqm approx

Agent Comments

Comparable Properties



47 Jacqueline Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$2,188,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 808 sqm approx



12 Turner Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  3  2

Price: \$2,165,000

Method: Sold Before Auction

Date: 25/04/2025

Property Type: House

Land Size: 834 sqm approx



16 Regent St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  3  2

Price: \$2,250,000

Method: Private Sale

Date: 22/04/2025

Property Type: House

Land Size: 838 sqm approx

Account - Jellis Craig | P: 03 88498088



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