

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

2 Clovelly Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,980,000

&

\$2,050,000

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	22 Bizley St MOUNT WAVERLEY 3149	\$1,860,000	09/07/2025
2	23 Bennett Av MOUNT WAVERLEY 3149	\$1,930,000	20/06/2025
3	9 Zola Ct GLEN WAVERLEY 3150	\$1,980,000	05/06/2025

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:

14/07/2025 10:42

2 Clovelly Court, Mount Waverley Vic 3149

**Jellis
Craig**

Josh Yu

8849 8088

0468 868 088

joshiyu@jellisrcraig.com.au

Indicative Selling Price

\$1,980,000 - \$2,050,000

Median House Price

June quarter 2025: \$1,662,500



 5  2  2

Property Type: House (Res)

Land Size: 839 sqm approx

Agent Comments

Comparable Properties

22 Bizley St MOUNT WAVERLEY 3149 (REI)

Agent Comments

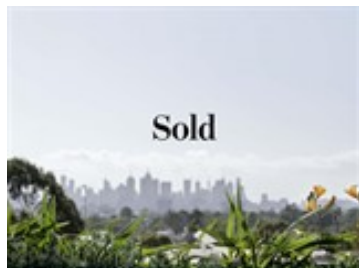
 4  2  2

Price: \$1,860,000

Method:

Date: 09/07/2025

Property Type: House



23 Bennett Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,930,000

Method: Private Sale

Date: 20/06/2025

Property Type: House

Land Size: 730 sqm approx



9 Zola Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,980,000

Method: Private Sale

Date: 05/06/2025

Property Type: House

Land Size: 733 sqm approx

Account - Jellis Craig | P: 03 88498088



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