

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

3/21 Inverell Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,600,000

&

\$1,660,000

Median sale price

Median price

\$1,309,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

31/07/2024

to

30/07/2025

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	1/47 Hilton St MOUNT WAVERLEY 3149	\$1,670,000	09/07/2025
2	2/17 Joy St MOUNT WAVERLEY 3149	\$1,600,000	05/07/2025
3	2/13 St Albans St MOUNT WAVERLEY 3149	\$1,650,000	18/06/2025

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:

31/07/2025 14:29

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Indicative Selling Price

\$1,600,000 - \$1,660,000

Median Townhouse Price

31/07/2024 - 30/07/2025: \$1,309,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/47 Hilton St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,670,000

Method: Private Sale

Date: 09/07/2025

Property Type: Townhouse (Single)



2/17 Joy St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Townhouse (Res)



2/13 St Albans St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 18/06/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 88498088



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