

# 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

1/23 Russell Crescent, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2023 to 31/12/2023 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	2/10 Yarrabee Ct MOUNT WAVERLEY 3149	\$1,700,000	28/10/2023
2	1/16 Ophir Rd MOUNT WAVERLEY 3149	\$1,678,000	02/12/2023
3	80a Wilga St MOUNT WAVERLEY 3149	\$1,578,000	09/12/2023

**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: 13/03/2024 12:10

1/23 Russell Crescent, Mount Waverley Vic 3149

**Jellis  
Craig**

Lily Chen  
8849 8088  
0403 707 888

[lilychen@jellisrcraig.com.au](mailto:lilychen@jellisrcraig.com.au)



 4  3  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

Year ending December 2023: \$1,660,000

## Comparable Properties



**2/10 Yarrabee Ct MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Townhouse (Res)



**1/16 Ophir Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,678,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 342 sqm approx



**80a Wilga St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 4  3  1

**Price:** \$1,578,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 88498088



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