

# 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

17 Adrienne 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

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,650,400

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2025

to

31/12/2025

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 | 5 Islay Ct MOUNT WAVERLEY 3149  | \$1,475,000 | 29/01/2026   |
| 2 | 7 Curtis Av MOUNT WAVERLEY 3149 | \$1,492,500 | 20/12/2025   |
| 3 | 10 Selby St MOUNT WAVERLEY 3149 | \$1,444,000 | 15/11/2025   |

**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:

23/02/2026 11:57



 4  2  2

**Property Type:** House

**Land Size:** 754 sqm approx

**Agent Comments**

## Comparable Properties



**5 Islay Ct MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,475,000

**Method:** Sold Before Auction

**Date:** 29/01/2026

**Property Type:** House (Res)

**Land Size:** 752 sqm approx



**7 Curtis Av MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,492,500

**Method:** Private Sale

**Date:** 20/12/2025

**Property Type:** House

**Land Size:** 733 sqm approx



**10 Selby St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,444,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 734 sqm approx