

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

17b Hayfield Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,360,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

14/07/2025

to

13/07/2026

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	11 Bowen Cr BURWOOD EAST 3151	\$1,265,000	20/06/2026
2	1/225 Highbury Rd BURWOOD 3125	\$1,205,000	05/06/2026
3	12b Carolina St MOUNT WAVERLEY 3149	\$1,258,000	28/03/2026

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:

14/07/2026 11:26

17b Hayfield Road, Mount Waverley Vic 3149

JellisCraig

Paul Polychroniadis

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Indicative Selling Price

\$1,200,000

Median Townhouse Price

14/07/2025 - 13/07/2026: \$1,360,000



4 3 2

Property Type:

Agent Comments

Independent townhouse residence in the MWSC zone

Comparable Properties



11 Bowen Cr BURWOOD EAST 3151 (REI)

Agent Comments

4 2 2

Price: \$1,265,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House

1/225 Highbury Rd BURWOOD 3125 (REI)

Agent Comments

4 3 1

Price: \$1,205,000

Method: Private Sale

Date: 05/06/2026

Property Type: Townhouse (Res)



12b Carolina St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 1

Price: \$1,258,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 317 sqm approx

Account - Jellis Craig | P: 03 88498088



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