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 | 17b Windsor Avenue, Mount Waverley Vic 3149 Including suburb and postcode

Indicative selling price

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

Range between \$1,250,000 \$1,350,000 &

Median sale price

Median price	\$1,301,000	Pro	perty Type	Townhous	Э	Suburb	Mount Waverley
Period - From	02/06/2024	to	01/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	1/4 Islay Ct MOUNT WAVERLEY 3149	\$1,341,000	12/04/2025
2	1a Woodstock Rd MOUNT WAVERLEY 3149	\$1,338,000	11/04/2025
3	3/108 High Street Rd ASHWOOD 3147	\$1,310,000	15/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/06/2025 13:40





Stan Song 8849 8088 0452 180 920 stansong@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median Townhouse Price** 02/06/2024 - 01/06/2025: \$1,301,000





Property Type: Townhouse

Agent Comments

Comparable Properties

1/4 Islay Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

Price: \$1,341,000 Method: Auction Sale Date: 12/04/2025

Property Type: Townhouse (Res)



1a Woodstock Rd MOUNT WAVERLEY 3149 (REI)





Price: \$1,338,000

Method: Sold Before Auction

Date: 11/04/2025

Property Type: Townhouse (Single) Land Size: 308 sqm approx

3/108 High Street Rd ASHWOOD 3147 (REI/VG)







Price: \$1,310,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 292 sqm approx

Account - Jellis Craig | P: 03 88498088





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments