

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

2/12 Maple Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,365,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

07/04/2025

to

06/04/2026

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.

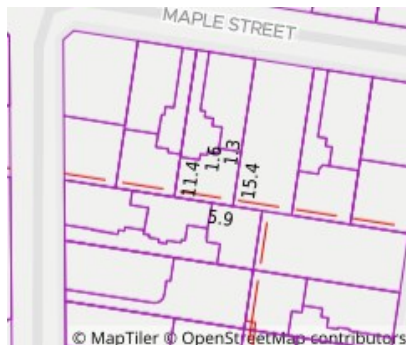
	Address of comparable property	Price	Date of sale
1	1/81 Larch Cr MOUNT WAVERLEY 3149	\$1,300,000	28/03/2026
2	12b Carolina St MOUNT WAVERLEY 3149	\$1,258,000	28/03/2026
3	1/71 Leeds Rd MOUNT WAVERLEY 3149	\$1,276,000	17/11/2025

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:

07/04/2026 20:36



5 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
07/04/2025 - 06/04/2026: \$1,365,000

Comparable Properties



1/81 Larch Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



12b Carolina St MOUNT WAVERLEY 3149 (REI)

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

1/71 Leeds Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

4 - -

Price: \$1,276,000
Method: Sale
Date: 17/11/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 88498088