

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

2/13 Heany 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

\$1,031,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/04/2026

to

30/06/2026

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	2/7 Hillcrest Av CHADSTONE 3148	\$1,200,000	23/06/2026
2	1/2 Fletcher Ct MOUNT WAVERLEY 3149	\$1,181,000	13/06/2026
3	2/91 Stanley Av MOUNT WAVERLEY 3149	\$1,287,500	11/04/2026

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.~~

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

June quarter 2026: \$1,031,000



3 2 2

Property Type:

Agent Comments

Comparable Properties



2/7 Hillcrest Av CHADSTONE 3148 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 23/06/2026

Property Type: Townhouse (Single)



1/2 Fletcher Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 4 1

Price: \$1,181,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Townhouse (Res)



2/91 Stanley Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,287,500

Method: Auction Sale

Date: 11/04/2026

Property Type: Townhouse (Res)

Land Size: 209 sqm approx

Account - Jellis Craig | P: 03 88498088