

# 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

2/17 Joy Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,301,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

13/05/2024

to

12/05/2025

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	Price	Date of sale
1	1b Debbie St MOUNT WAVERLEY 3149	\$1,415,000	09/04/2025
2	2/27 Morshead Av MOUNT WAVERLEY 3149	\$1,302,000	05/04/2025
3	3/83-85 Orchard St GLEN WAVERLEY 3150	\$1,300,000	05/04/2025

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:

13/05/2025 09:42



4 3 2

Property Type: Townhouse (Res)  
Agent Comments

Indicative Selling Price  
\$1,350,000 - \$1,450,000  
Median Townhouse Price  
13/05/2024 - 12/05/2025: \$1,301,000

## Comparable Properties



1b Debbie St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,415,000  
Method: Private Sale  
Date: 09/04/2025  
Property Type: Townhouse (Res)  
Land Size: 329 sqm approx



2/27 Morshead Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,302,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: Townhouse (Res)  
Land Size: 259 sqm approx



3/83-85 Orchard St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 3 2

Price: \$1,300,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: Townhouse (Res)