

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

22 Marianne Way, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,980,000

&

\$3,278,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Mount Waverley

Period - From 01/04/2025

to

31/03/2026

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	4 Heleus Ct MOUNT WAVERLEY 3149	\$3,500,000	12/04/2026
2	67 Medina Rd GLEN WAVERLEY 3150	\$3,280,000	04/03/2026
3	6 Inverell Av MOUNT WAVERLEY 3149	\$2,970,000	28/02/2026

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:

04/06/2026 12:23

Eric Shan
8849 8088
0458 037 725
ericshan@jellisrcraig.com.au



5 5 2

Property Type: House (Res)

Land Size: 734 sqm approx

Agent Comments

Indicative Selling Price

\$2,980,000 - \$3,278,000

Median House Price

Year ending March 2026: \$1,650,000

Comparable Properties



4 Heleus Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 5 2

Price: \$3,500,000

Method: Private Sale

Date: 12/04/2026

Property Type: House (Res)

Land Size: 711 sqm approx



67 Medina Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

6 3 2

Price: \$3,280,000

Method: Sold Before Auction

Date: 04/03/2026

Property Type: House (Res)

Land Size: 726 sqm approx



6 Inverell Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

6 5 4

Price: \$2,970,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 88498088