

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

29 Wadham Parade, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,550,000

Property Type House

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	19 Meredith St MOUNT WAVERLEY 3149	\$1,860,000	27/06/2026
2	25 Larch Cr MOUNT WAVERLEY 3149	\$1,806,000	16/06/2026
3	28 Toirram Rd MOUNT WAVERLEY 3149	\$2,110,000	09/05/2026

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:

20/08/2026 10:36

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



4 3 2

Property Type: House (Res)

Land Size: 713 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

June quarter 2026: \$1,550,000

Comparable Properties



19 Meredith St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 2 2

Price: \$1,860,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 715 sqm approx



25 Larch Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,806,000

Method: Private Sale

Date: 16/06/2026

Property Type: House (Res)

Land Size: 740 sqm approx



28 Toirram Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

6 2 3

Price: \$2,110,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 652 sqm approx

Account - Jellis Craig | P: 03 88498088