

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

3/7 Miller Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,180,500 Property Type Unit Suburb Mount Waverley

Period - From 03/03/2025 to 02/03/2026 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	1/6 Euroka St CHADSTONE 3148	\$855,888	21/02/2026
2	1/25 Amaroo St CHADSTONE 3148	\$868,000	10/02/2026
3	28/12 Surrey Rd MOUNT WAVERLEY 3149	\$840,000	11/10/2025

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:

03/03/2026 20:32



Property Type: Unit

Agent Comments

Comparable Properties



1/6 Euroka St CHADSTONE 3148 (REI)

Agent Comments



Price: \$855,888

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit



1/25 Amaroo St CHADSTONE 3148 (REI)

Agent Comments



Price: \$868,000

Method: Private Sale

Date: 10/02/2026

Property Type: House



28/12 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 11/10/2025

Property Type: Unit