

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 Gillian Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,609,000

Property Type House

Suburb Mount Waverley

Period - From 23/06/2025

to

22/06/2026

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	73 Muir St MOUNT WAVERLEY 3149	\$1,855,000	08/05/2026
2	13 Meredith St MOUNT WAVERLEY 3149	\$1,737,000	02/05/2026
3	12 Jubilee St MOUNT WAVERLEY 3149	\$1,808,000	07/03/2026

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:

23/06/2026 11:06



5 3 2

Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

23/06/2025 - 22/06/2026: \$1,609,000

Comparable Properties



73 Muir St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,855,000

Method: Private Sale

Date: 08/05/2026

Property Type: House

Land Size: 801 sqm approx



13 Meredith St MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 2 2

Price: \$1,737,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 715 sqm approx



12 Jubilee St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 3 2

Price: \$1,808,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 753 sqm approx