

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

46 Josephine Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,330,000 & \$2,563,000

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	2 Lemon Gr MOUNT WAVERLEY 3149	\$2,288,888	05/09/2026
2	5 Aitchison Ct GLEN WAVERLEY 3150	\$2,450,000	25/08/2026
3	70 Essex Rd MOUNT WAVERLEY 3149	\$2,688,888	17/05/2026

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:

11/09/2026 11:33

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Indicative Selling Price

\$2,330,000 - \$2,563,000

Median House Price

June quarter 2026: \$1,550,000



5 2 2

Rooms: 7

Property Type: House (Res)

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



2 Lemon Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 3

Price: \$2,288,888

Method: Auction Sale

Date: 05/09/2026

Property Type: House (Res)

Land Size: 725 sqm approx



5 Aitchison Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

6 5 2

Price: \$2,450,000

Method: Private Sale

Date: 25/08/2026

Property Type: House

Land Size: 500 sqm approx



70 Essex Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 5 2

Price: \$2,688,888

Method: Auction Sale

Date: 17/05/2026

Property Type: House (Res)

Land Size: 757 sqm approx

Account - Jellis Craig | P: 03 88498088