

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

4a Bales Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,345,750

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

01/09/2025

to

31/08/2026

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	2/1 Mayfield Dr MOUNT WAVERLEY 3149	\$1,360,000	02/08/2026
2	1/38 Illuka Cr MOUNT WAVERLEY 3149	\$1,487,000	13/06/2026
3	27A Solomon St MOUNT WAVERLEY 3149	\$1,410,000	21/03/2026

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:

01/09/2026 14:42

Calvin Huang

8849 8088

0433 625 756

calvinhuang@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

01/09/2025 - 31/08/2026: \$1,345,750



5 3 2

Property Type: Townhouse (Res)

Land Size: 403 sqm approx

Agent Comments

Comparable Properties



2/1 Mayfield Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,360,000

Method: Sold After Auction

Date: 02/08/2026

Property Type: House

Land Size: 703 sqm approx



1/38 Illuka Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,487,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Townhouse (Res)

Land Size: 301 sqm approx



27A Solomon St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 1

Price: \$1,410,000

Method: Private Sale

Date: 21/03/2026

Property Type: Townhouse (Res)