

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

5 Chantilly Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2025

to

31/03/2026

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	13 Leonie Av MOUNT WAVERLEY 3149	\$1,565,000	01/05/2026
2	24 Donald St MOUNT WAVERLEY 3149	\$1,620,000	11/04/2026
3	15 Oakern St MOUNT WAVERLEY 3149	\$1,550,000	13/12/2025

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:

28/05/2026 16:36



Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



13 Leonie Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,565,000

Method: Sold Before Auction

Date: 01/05/2026

Property Type: House (Res)

Land Size: 744 sqm approx



24 Donald St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,620,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 700 sqm approx



15 Oakern St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 722 sqm approx