

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

7 Russell Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,615,500

Property Type House

Suburb Mount Waverley

Period - From 01/07/2025

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	13 Adelaide Av MOUNT WAVERLEY 3149	\$1,580,000	27/06/2026
2	13 Meredith St MOUNT WAVERLEY 3149	\$1,737,000	02/05/2026
3	24 Donald St MOUNT WAVERLEY 3149	\$1,620,000	11/04/2026

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:

21/08/2026 10:18



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Property Type: House (Res)

Land Size: 809 sqm approx

Agent Comments

Comparable Properties



13 Adelaide Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 2 2

Price: \$1,580,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 693 sqm approx



13 Meredith St MOUNT WAVERLEY 3149 (REI/VG)

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



24 Donald St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 4

Price: \$1,620,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 700 sqm approx