

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

7A Hayfield Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,880,000

&

\$1,980,000

Median sale price

Median price \$1,631,000

Property Type House

Suburb Mount Waverley

Period - From 01/04/2024

to 31/03/2025

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	7B Hayfield Rd MOUNT WAVERLEY 3149	\$1,953,000	12/05/2025
2	4/3 Una St MOUNT WAVERLEY 3149	\$1,852,000	05/04/2025
3	102a Marianne Way MOUNT WAVERLEY 3149	\$1,918,000	11/02/2025

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:

28/05/2025 11:08

7A Hayfield Road, Mount Waverley Vic 3149

Jellis
Craig

Calvin Huang
8849 8088
0433 625 756

calvinhuang@jellisrcraig.com.au

Indicative Selling Price

\$1,880,000 - \$1,980,000

Median House Price

Year ending March 2025: \$1,631,000



4 3 2

Property Type: House

Agent Comments

Comparable Properties

7B Hayfield Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,953,000

Method:

Date: 12/05/2025

Property Type: House



4/3 Una St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 3

Price: \$1,852,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)



102a Marianne Way MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 3

Price: \$1,918,000

Method: Private Sale

Date: 11/02/2025

Property Type: House

Land Size: 326 sqm approx

Account - Jellis Craig | P: 03 88498088



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