

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

9 Meadow Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	16 Talbot Rd MOUNT WAVERLEY 3149	\$1,390,000	28/02/2026
2	29 Wave Av MOUNT WAVERLEY 3149	\$1,440,000	31/01/2026
3	77 Headingly Rd MOUNT WAVERLEY 3149	\$1,450,000	17/12/2025

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:

04/05/2026 09:27

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2026: \$1,650,000



 3  1  2

Property Type: House

Land Size: 772 sqm approx

Agent Comments

Comparable Properties



16 Talbot Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,390,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 733 sqm approx

29 Wave Av MOUNT WAVERLEY 3149 (VG)

Agent Comments

 3  -  -

Price: \$1,440,000

Method: Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 712 sqm approx



77 Headingley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,450,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 759 sqm approx

Account - Jellis Craig | P: 03 88498088