

# 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

9a Ian Grove, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$1,650,400 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/12/2025 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	1B Highclere Av MOUNT WAVERLEY 3149	\$760,000	28/02/2026
2	2/452 Huntingdale Rd MOUNT WAVERLEY 3149	\$733,300	21/02/2026
3	1/6 Eagle Ct MOUNT WAVERLEY 3149	\$920,000	22/11/2025

**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.~~

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Calvin Huang

8849 8088

0433 625 756

calvinhuang@jellisrcraig.com.au

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending December 2025: \$1,650,400



2   2   1

**Property Type:** House

Agent Comments

## Comparable Properties



**1B Highclere Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments

2   1   2

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** Unit

**Land Size:** 374 sqm approx



**2/452 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

2   1   2

**Price:** \$733,300

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Unit

**Land Size:** 180 sqm approx



**1/6 Eagle Ct MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Unit

**Land Size:** 269 sqm approx

Account - Jellis Craig | P: 03 88498088