

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

1/4 Charles Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,180,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2025 to 30/09/2025 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	23 Dunscombe Av GLEN WAVERLEY 3150	\$940,000	06/12/2025
2	2/3 Leigh St MOUNT WAVERLEY 3149	\$992,000	20/09/2025
3	2/45 Kemp Av MOUNT WAVERLEY 3149	\$1,065,000	13/09/2025

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:

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

September quarter 2025: \$1,180,000



Property Type: Unit

Land Size: 420 sqm approx

Agent Comments

Comparable Properties



23 Dunscombe Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 297 sqm approx



2/3 Leigh St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$992,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit



2/45 Kemp Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,065,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit

Land Size: 278 sqm approx

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