

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

13b Russell Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,338,000 Property Type Townhouse Suburb Mount Waverley

Period - From 04/02/2025 to 03/02/2026 Source Property Data

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	80a Wilga St MOUNT WAVERLEY 3149	\$1,625,000	22/12/2025
2	2 Briggs St MOUNT WAVERLEY 3149	\$1,682,000	08/11/2025
3	1/55 Amber Gr MOUNT WAVERLEY 3149	\$1,700,000	02/10/2025

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: 04/02/2026 15:12

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Indicative Selling Price
\$1,700,000 - \$1,850,000
Median Townhouse Price
04/02/2025 - 03/02/2026: \$1,338,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



80a Wilga St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,625,000
Method: Private Sale
Date: 22/12/2025
Property Type: Townhouse (Single)



2 Briggs St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,682,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 329 sqm approx



1/55 Amber Gr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,700,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088