

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 8b Meadow Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Waverley

Period - From 02/03/2025 to 01/03/2026 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	2/25 Morshead Av MOUNT WAVERLEY 3149	\$1,910,500	08/11/2025
2	20a Utah Rd GLEN WAVERLEY 3150	\$1,990,000	20/10/2025
3	2/31 Lilian St GLEN WAVERLEY 3150	\$2,060,000	10/10/2025

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: 02/03/2026 10:59

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
02/03/2025 - 01/03/2026: \$1,650,000

Comparable Properties



2/25 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,910,500
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)



20a Utah Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 4 2

Price: \$1,990,000
Method: Private Sale
Date: 20/10/2025
Property Type: Townhouse (Single)
Land Size: 362 sqm approx



2/31 Lilian St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 4 2

Price: \$2,060,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: Townhouse (Res)
Land Size: 413 sqm approx

Account - Jellis Craig | P: 03 88498088



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