

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

4 Clarke Place, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,890,000 & \$1,990,000

Median sale price

Median price \$1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/10/2025 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	285 Lawrence Rd MOUNT WAVERLEY 3149	\$1,951,000	28/02/2026
2	14 Holmes Way GLEN WAVERLEY 3150	\$1,930,000	01/11/2025
3	111 Lawrence Rd MOUNT WAVERLEY 3149	\$1,836,600	17/09/2025

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:

06/03/2026 11:58

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8849 8088
0499 088 880

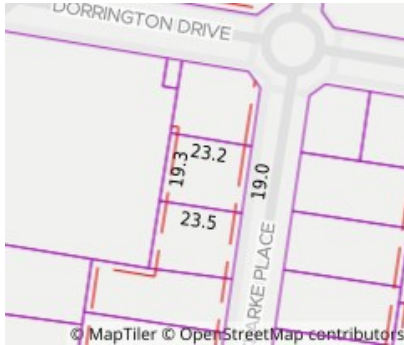
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Indicative Selling Price

\$1,890,000 - \$1,990,000

Median House Price

December quarter 2025: \$1,615,500



Property Type: House

Agent Comments

Comparable Properties



285 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,951,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 805 sqm approx



14 Holmes Way GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,930,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 400 sqm approx



111 Lawrence Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,836,600

Method: Sold Before Auction

Date: 17/09/2025

Property Type: House (Res)

Land Size: 625 sqm approx

Account - Jellis Craig | P: 03 88498088