

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

11 Bicton Street, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,588,000

Median sale price

Median price

\$1,352,500

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

09/12/2024

to

08/12/2025

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	9 Bicton St MOUNT WAVERLEY 3149	\$1,600,000	28/09/2025
2	294b Highbury Rd MOUNT WAVERLEY 3149	\$1,458,000	28/08/2025
3	1/27 Morshead Av MOUNT WAVERLEY 3149	\$1,462,000	27/07/2025

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:

09/12/2025 16:10

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4 3 2

Property Type: House
Land Size: 343 sqm approx
Agent Comments

Indicative Selling Price
\$1,588,000
Median Townhouse Price
09/12/2024 - 08/12/2025: \$1,352,500

Comparable Properties



9 Bicton St MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 28/09/2025
Property Type: House (Res)



294b Highbury Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

4 3 1

Price: \$1,458,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: Townhouse (Res)



1/27 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,462,000
Method: Auction Sale
Date: 27/07/2025
Property Type: Townhouse (Res)
Land Size: 297 sqm approx

Account - Jellis Craig | P: 03 88498088