

# 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 25 Charlton Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,318,000 & \$3,500,000

### 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	5 Hillside Rd MOUNT WAVERLEY 3149	\$3,006,000	29/11/2025
2	22 Durward Av GLEN WAVERLEY 3150	\$2,981,000	09/11/2025
3	8 Aitchison Ct GLEN WAVERLEY 3150	\$3,020,000	26/10/2025

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.~~

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Stephen Huang

8849 8088

0499 088 880

stephenhuang@jelliscraig.com.au

**Indicative Selling Price**

\$3,318,000 - \$3,500,000

**Median House Price**

December quarter 2025: \$1,615,500



**Property Type:** House

**Land Size:** 723 sqm approx

Agent Comments

## Comparable Properties



**5 Hillside Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$3,006,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

**22 Durward Av GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$2,981,000

**Method:** Sold After Auction

**Date:** 09/11/2025

**Property Type:** House (Res)

**Land Size:** 715 sqm approx

**8 Aitchison Ct GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$3,020,000

**Method:** Auction Sale

**Date:** 26/10/2025

**Property Type:** House

**Land Size:** 701 sqm approx

Sold By  
**Kerry Huang**  
0450 989 955



Account - Jellis Craig | P: 03 88498088