

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

1/9 Palm Beach Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,190,000 Property Type Unit 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	1/56 Ian Gr MOUNT WAVERLEY 3149	\$950,000	19/11/2025
2	3/25 Adrienne Cr MOUNT WAVERLEY 3149	\$1,000,000	08/11/2025
3	2/7 Kevin St MOUNT WAVERLEY 3149	\$910,000	06/11/2025

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:

19/02/2026 13:03

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Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

December quarter 2025: \$1,190,000



3 2 1

Property Type: Unit

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



1/56 Ian Gr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 2

Price: \$950,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 410 sqm approx



3/25 Adrienne Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit

Land Size: 347 sqm approx



2/7 Kevin St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 1

Price: \$910,000

Method: Private Sale

Date: 06/11/2025

Property Type: Unit

Account - Jellis Craig | P: 03 88498088



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