

# 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

1/42 Albert 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 

\$1,550,000
-------------

 & 

\$1,680,000
-------------

### Median sale price

Median price 

\$1,190,000
-------------

 Property Type 

Townhouse
-----------

 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	27 Wills Av MOUNT WAVERLEY 3149	\$1,563,000	06/12/2025
2	17a Windsor Av MOUNT WAVERLEY 3149	\$1,575,000	30/08/2025
3	1b Lyons St MOUNT WAVERLEY 3149	\$1,600,000	11/10/2025

**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: 

09/02/2026 10:46
------------------

Lily Chen  
8849 8088  
0403 707 888  
lilychen@jelliscraig.com.au



4   3   2

**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,680,000  
**Median Unit Price**  
December quarter 2025: \$1,190,000

## Comparable Properties



**27 Wills Av MOUNT WAVERLEY 3149 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$1,563,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Townhouse (Res)



**17a Windsor Av MOUNT WAVERLEY 3149 (REI/VG)**

[Agent Comments](#)

4   3   2

**Price:** \$1,575,000  
**Method:** Auction Sale  
**Date:** 30/08/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 314 sqm approx



**1b Lyons St MOUNT WAVERLEY 3149 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 364 sqm approx

Account - Jellis Craig | P: 03 88498088