

# 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 Hillside Road, 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 \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,650,400 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 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	16 Stocks Rd MOUNT WAVERLEY 3149	\$1,470,000	11/10/2025
2	7 Sunhill Rd MOUNT WAVERLEY 3149	\$1,452,000	06/09/2025
3	9 Lynden Gr MOUNT WAVERLEY 3149	\$1,405,000	23/08/2025

**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:

19/01/2026 12:06

Jimmy Zhang  
8849 8088  
0430 388 348

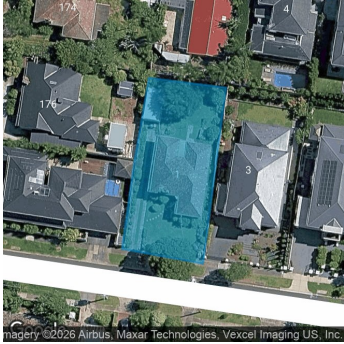
jimmyzhang@jelliscraig.com.au

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

Year ending December 2025: \$1,650,400



3   1   1

**Property Type:** House

**Land Size:** 725 sqm approx

**Agent Comments**

## Comparable Properties



**16 Stocks Rd MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**7 Sunhill Rd MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,452,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**9 Lynden Gr MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 730 sqm approx

Account - Jellis Craig | P: 03 88498088