

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 Clovelly Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,400,000

 &

\$1,500,000

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	77 Headingly Rd MOUNT WAVERLEY 3149	\$1,450,000	17/12/2025
2	45 Leyland Rd MOUNT WAVERLEY 3149	\$1,500,000	03/12/2025
3	8 Falconer St GLEN WAVERLEY 3150	\$1,400,000	11/11/2025

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:

13/02/2026 13:41

Stan Song
8849 8088
0452 180 920
stansong@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$1,615,500



Property Type: House
Land Size: 833 sqm approx
Agent Comments

Comparable Properties



77 Headingley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 759 sqm approx



45 Leyland Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$1,500,000
Method: Sale
Date: 03/12/2025
Property Type: House (Res)
Land Size: 753 sqm approx

8 Falconer St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: House (Res)
Land Size: 720 sqm approx

Account - Jellis Craig | P: 03 88498088



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