

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

2/2 Dorgan Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$840,000 & \$900,000

Median sale price

Median price \$1,341,000 Property Type Townhouse Suburb Mount Waverley

Period - From 24/02/2025 to 23/02/2026 Source Property Data

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	4/1 Sampson Dr MOUNT WAVERLEY 3149	\$778,000	29/01/2026
2	1/6 Dorgan St MOUNT WAVERLEY 3149	\$855,000	07/02/2026
3	1/1-3 Dorgan St MOUNT WAVERLEY 3149	\$770,000	24/01/2026

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:

24/02/2026 16:06

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2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$840,000 - \$900,000
Median Townhouse Price
24/02/2025 - 23/02/2026: \$1,341,000

Comparable Properties

4/1 Sampson Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$778,000

Method:

Date: 29/01/2026

Property Type: Townhouse (Single)



1/6 Dorgan St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$855,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Unit

Land Size: 385 sqm approx



1/1-3 Dorgan St MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Auction Sale

Date: 24/01/2026

Property Type: Unit

Land Size: 204 sqm approx

Account - Jellis Craig | P: 03 88498088