

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

18 Mount Pleasant Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

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	56 Virginia St MOUNT WAVERLEY 3149	\$2,100,000	06/12/2025
2	44 Kemp Av MOUNT WAVERLEY 3149	\$2,030,000	12/11/2025
3	32 Leonie Av MOUNT WAVERLEY 3149	\$2,080,000	20/08/2025

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:

18/02/2026 19:37

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

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



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



56 Virginia St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,100,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 713 sqm approx



44 Kemp Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  3  2

Price: \$2,030,000

Method: Private Sale

Date: 12/11/2025

Property Type: House

Land Size: 742 sqm approx



32 Leonie Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,080,000

Method: Private Sale

Date: 20/08/2025

Property Type: House

Land Size: 737 sqm approx

Account - Jellis Craig | P: 03 88498088