

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 4/13 Olympian Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$1,170,000 Property Type Unit 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	2/452 Huntingdale Rd MOUNT WAVERLEY 3149	\$733,300	21/02/2026
2	2/4 Vision St CHADSTONE 3148	\$640,000	10/12/2025
3	1/26 Rae St CHADSTONE 3148	\$653,000	23/09/2025

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: 02/03/2026 16:42



Property Type: Unit

Agent Comments

Comparable Properties



2/452 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$733,300

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit

Land Size: 180 sqm approx



2/4 Vision St CHADSTONE 3148 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 10/12/2025

Property Type: Unit



1/26 Rae St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$653,000

Method: Private Sale

Date: 23/09/2025

Property Type: Unit

Account - Jellis Craig | P: 03 88498088