

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

12b Carolina Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,345,500

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

04/03/2025

to

03/03/2026

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	3/12 Newbigin St BURWOOD 3125	\$1,205,000	28/02/2026
2	3/21 Charles St MOUNT WAVERLEY 3149	\$1,210,000	13/12/2025
3	1/671 High Street Rd GLEN WAVERLEY 3150	\$1,330,000	11/12/2025

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:

04/03/2026 10:59

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 4  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
04/03/2025 - 03/03/2026: \$1,345,500

Comparable Properties



3/12 Newbiggin St BURWOOD 3125 (REI)

Agent Comments

 3  2  2

Price: \$1,205,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



3/21 Charles St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,210,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Single)

Land Size: 260 sqm approx



1/671 High Street Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,330,000

Method: Private Sale

Date: 11/12/2025

Property Type: Townhouse (Res)

Land Size: 250 sqm approx

Account - Jellis Craig | P: 03 88498088