

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 8 Nethercote 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 & \$2,100,000

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	657 High Street Rd GLEN WAVERLEY 3150	\$2,061,000	04/12/2025
2	13 Toirram Rd MOUNT WAVERLEY 3149	\$1,986,000	12/11/2025
3	44 Alice St MOUNT WAVERLEY 3149	\$1,970,000	28/10/2025

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: 24/02/2026 13:37

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Indicative Selling Price
\$2,000,000 - \$2,100,000

Median House Price
December quarter 2025: \$1,615,500



6 3 3

Property Type: House
Land Size: 708 sqm approx
Agent Comments

Comparable Properties



657 High Street Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

6 2 2

Price: \$2,061,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)
Land Size: 677 sqm approx



13 Toirram Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

6 3 2

Price: \$1,986,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: House (Res)
Land Size: 704 sqm approx



44 Alice St MOUNT WAVERLEY 3149 (VG)

Agent Comments

5 - -

Price: \$1,970,000
Method: Sale
Date: 28/10/2025
Property Type: House (Res)
Land Size: 727 sqm approx

Account - Jellis Craig | P: 03 88498088