

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 5 Dunsmuir Drive, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Mount Waverley

Period - From 20/02/2025 to 19/02/2026 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	13 Bruce St MOUNT WAVERLEY 3149	\$1,665,000	13/12/2025
2	8 Harry Ct MOUNT WAVERLEY 3149	\$1,750,800	28/10/2025
3	3 William St MOUNT WAVERLEY 3149	\$1,810,000	18/10/2025

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.~~

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4 2 2

Property Type: House (Res)
Land Size: 1133 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
20/02/2025 - 19/02/2026: \$1,650,000

Comparable Properties



13 Bruce St MOUNT WAVERLEY 3149 (REI)

4 2 3

Price: \$1,665,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)

Agent Comments

Land: 700m2



8 Harry Ct MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: \$1,750,800
Method: Sold Before Auction
Date: 28/10/2025
Property Type: House (Res)
Land Size: 913 sqm approx

Agent Comments



3 William St MOUNT WAVERLEY 3149 (REI)

3 2 1

Price: \$1,810,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 1087 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088