

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

10 Wadham Parade, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,590,000

Median sale price

Median price

\$1,563,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2026

to

31/03/2026

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	26 Marianne Way MOUNT WAVERLEY 3149	\$1,365,000	28/03/2026
2	3 Monomeith Cr MOUNT WAVERLEY 3149	\$1,355,000	17/03/2026
3	5 Islay Ct MOUNT WAVERLEY 3149	\$1,475,000	29/01/2026

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:

04/05/2026 15:34

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Indicative Selling Price

\$1,590,000

Median House Price

March quarter 2026: \$1,563,000



Property Type: House

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



26 Marianne Way MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,365,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 734 sqm approx



3 Monomeith Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,355,000

Method: Private Sale

Date: 17/03/2026

Property Type: House

Land Size: 655 sqm approx



5 Islay Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,475,000

Method: Sold Before Auction

Date: 29/01/2026

Property Type: House (Res)

Land Size: 752 sqm approx

Account - Jellis Craig | P: 03 88498088



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