

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

11 Greenham Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,380,000

 &

\$1,500,000

Median sale price

Median price

\$1,650,000

 Property Type

House

 Suburb

Mount Waverley

Period - From

08/04/2025

 to

07/04/2026

 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	16 Talbot Rd MOUNT WAVERLEY 3149	\$1,390,000	28/02/2026
2	11 Pamela St MOUNT WAVERLEY 3149	\$1,411,000	21/02/2026
3	30 Russell Cr MOUNT WAVERLEY 3149	\$1,490,000	31/01/2026

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:

08/04/2026 08:59

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3 2 2

Property Type: House
Land Size: 784 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,500,000
Median House Price
08/04/2025 - 07/04/2026: \$1,650,000

Comparable Properties



16 Talbot Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,390,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 733 sqm approx



11 Pamela St MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,411,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 726 sqm approx

30 Russell Cr MOUNT WAVERLEY 3149 (VG)

[Agent Comments](#)

4 - -

Price: \$1,490,000
Method: Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 815 sqm approx

Account - Jellis Craig | P: 03 88498088