

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

17 Wave Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,644,000

Property Type

House

Suburb

Mount Waverley

Period - From

23/03/2025

to

22/03/2026

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	5 Islay Ct MOUNT WAVERLEY 3149	\$1,475,000	29/01/2026
2	25 Rhonda St MOUNT WAVERLEY 3149	\$1,355,000	12/11/2025
3	19 Smyth St MOUNT WAVERLEY 3149	\$1,530,000	11/10/2025

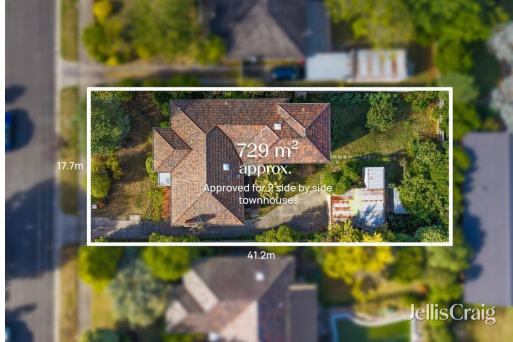
OR

~~**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:

23/03/2026 15:37

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4 2 2

Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

23/03/2025 - 22/03/2026: \$1,644,000

Comparable Properties



5 Islay Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,475,000

Method: Sold Before Auction

Date: 29/01/2026

Property Type: House (Res)

Land Size: 752 sqm approx



25 Rhonda St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 1

Price: \$1,355,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: House (Res)

Land Size: 765 sqm approx

19 Smyth St MOUNT WAVERLEY 3149 (VG)

Agent Comments

4 - -

Price: \$1,530,000

Method: Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Jellis Craig | P: 03 88498088