

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

1/5 Wilga Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,362,500 Property Type Townhouse Suburb Mount Waverley

Period - From 18/05/2025 to 17/05/2026 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	9 Ochre PI MOUNT WAVERLEY 3149	\$1,390,000	23/04/2026
2	1/11 Anthony Dr MOUNT WAVERLEY 3149	\$1,380,000	10/04/2026
3	1/41 Surrey Rd MOUNT WAVERLEY 3149	\$1,450,000	09/02/2026

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: 18/05/2026 11:36

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

18/05/2025 - 17/05/2026: \$1,362,500



Property Type:

Agent Comments

Comparable Properties



9 Ochre PI MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,390,000

Method: Auction Sale

Date: 23/04/2026

Property Type: House (Res)

Land Size: 310 sqm approx



1/11 Anthony Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,380,000

Method: Sold Before Auction

Date: 10/04/2026

Property Type: Townhouse (Res)



1/41 Surrey Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Sold Before Auction

Date: 09/02/2026

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088