

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,650,400 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/12/2025 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	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:

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4   2   2

**Property Type:** House (Res)

**Land Size:** 726 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending December 2025: \$1,650,400

## 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 (REI)

Agent Comments

3   2   4

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 655 sqm approx

Account - Jellis Craig | P: 03 88498088