

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

1/25 Jeffrey Street, Mount Waverley VIC 3149

Indicative selling price

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

Range between

\$820,000

&

\$890,000

Median sale price

Median price

\$1,145,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

18/02/2025

to

17/08/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14 Tulloch Gr, Glen Waverley Vic	\$830,000	02/07/2025
12/40 Highclere Av, Mount Waverley Vic	\$880,000	24/06/2025
5/3 Keylana Blvd, Mount Waverley Vic	\$835,000	10/05/2025

This Statement of Information was prepared on:

18/08/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1/25 Jeffrey Street, Mount Waverley VIC 3149



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Property Type: Unit

Mark Johnstone

0398941000

0417 377 916

mjohnstone@woodards.com.au

Indicative Selling Price

\$820,000 - \$890,000

Median House Price

Year ending August 2025: \$1,145,000

Comparable Properties



14 Tulloch Gr, Glen Waverley Vic

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Price: \$830,000

Method: Private Sale

Date: 02/07/2025

Property Type: Unit

Land Size: 232 sqm approx



12/40 Highclere Av, Mount Waverley Vic

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Price: \$880,000

Method: Private Sale

Date: 24/06/2025

Property Type: Unit

Land Size: 180 sqm approx



5/3 Keylana Blvd, Mount Waverley Vic

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Price: \$835,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Unit

Land Size:

Account - Woodards Blackburn | P: 9894 1000