

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 4/29-31 Lee Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$1,190,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/10/2025

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	1/6 Dorgan St MOUNT WAVERLEY 3149	\$855,000	07/02/2026
2	3/27 Lee Av MOUNT WAVERLEY 3149	\$810,000	04/10/2025
3	1/173 Blackburn Rd MOUNT WAVERLEY 3149	\$820,000	27/09/2025

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:

02/03/2026 11:46



 3  1  1

Property Type: Unit
Land Size: 207 sqm approx
Agent Comments

Indicative Selling Price
\$850,000
Median Unit Price
December quarter 2025: \$1,190,000

Comparable Properties



1/6 Dorgan St MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 3  2  1

Price: \$855,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit
Land Size: 385 sqm approx



3/27 Lee Av MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 2  2  1

Price: \$810,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 204 sqm approx



1/173 Blackburn Rd MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$820,000
Method: Auction Sale
Date: 27/09/2025
Property Type: Unit
Land Size: 275 sqm approx

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