

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

1a Lyons Street, Mount Waverley Vic 3149
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Indicative selling price

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

Range between

\$1,400,000

 &

\$1,540,000

Median sale price

Median price

\$1,345,500

 Property Type

Townhouse

 Suburb

Mount Waverley

Period - From

04/03/2025

 to

03/03/2026

 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	3/24 Mummery St MOUNT WAVERLEY 3149	\$1,522,800	10/12/2025
2	7 Beal St MOUNT WAVERLEY 3149	\$1,530,000	25/11/2025
3	2/16 Gwynne St MOUNT WAVERLEY 3149	\$1,401,000	11/11/2025

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:

04/03/2026 11:09

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Townhouse Price

04/03/2025 - 03/03/2026: \$1,345,500



Property Type: Townhouse

Land Size: 364 sqm approx

Agent Comments

Comparable Properties



3/24 Mummery St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,522,800

Method: Private Sale

Date: 10/12/2025

Property Type: Townhouse (Res)



7 Beal St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,530,000

Method: Private Sale

Date: 25/11/2025

Property Type: House (Res)

Land Size: 431 sqm approx

2/16 Gwynne St MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$1,401,000

Method: Sale

Date: 11/11/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 88498088