

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

51b Park Lane, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,341,000

Property Type Townhouse

Suburb Mount Waverley

Period - From 23/02/2025

to 22/02/2026

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	10a Griffiths Ct MOUNT WAVERLEY 3149	\$2,000,000	05/12/2025
2	1/4 Kunzea Ct MOUNT WAVERLEY 3149	\$1,919,000	11/10/2025
3	1/21 Blue Hills Av MOUNT WAVERLEY 3149	\$2,010,000	23/08/2025

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:

23/02/2026 16:48



6 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties

10a Griffiths Ct MOUNT WAVERLEY 3149 (VG)

Agent Comments

5 - -

Price: \$2,000,000

Method: Sale

Date: 05/12/2025

Property Type: House (Res)



1/4 Kunzea Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,919,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit

Land Size: 381 sqm approx



1/21 Blue Hills Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 4 2

Price: \$2,010,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088