

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

3/208 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

3/26 MUNRO AVENUE MOUNT WAVERLEY VIC 3149	\$835,000	28-Mar-26
3/21 QUAINANCE STREET MOUNT WAVERLEY VIC 3149	\$828,500	28-Mar-26
4/29-31 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$818,000	12-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 17 April 2026


**3/26 MUNRO AVENUE MOUNT
WAVERLEY VIC 3149**
 2
  1
  1

Sold Price

RS

\$835,000

Sold Date

28-Mar-26

Distance

0.56km

**3/21 QUAINANCE STREET MOUNT
WAVERLEY VIC 3149**
 2
  1
  2

Sold Price

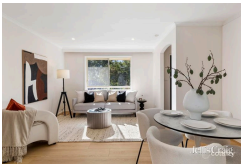
RS

\$828,500

Sold Date

28-Mar-26

Distance

1.97km

**4/29-31 LEE AVENUE MOUNT
WAVERLEY VIC 3149**
 3
  1
  1

Sold Price

\$818,000

Sold Date

12-Mar-26

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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