

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

Indicative selling price

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

Range between \$1,380,000 & \$1,518,000

Median sale price

Median price \$1,341,000 Property Type Townhouse Suburb Mount Waverley

Period - From 18/03/2025 to 17/03/2026 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	3/18 Gloucester St MOUNT WAVERLEY 3149	\$1,410,000	02/03/2026
2	1/22 Malcolm Ct MOUNT WAVERLEY 3149	\$1,432,000	20/11/2025
3	1/1 Cratloe Rd MOUNT WAVERLEY 3149	\$1,400,000	08/11/2025

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: 18/03/2026 22:15

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Indicative Selling Price

\$1,380,000 - \$1,518,000

Median Townhouse Price

18/03/2025 - 17/03/2026: \$1,341,000



 4  2  2

Property Type: House

Land Size: 364 sqm approx

Agent Comments

Comparable Properties

3/18 Gloucester St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  2

Price: \$1,410,000

Method:

Date: 02/03/2026

Property Type: Townhouse (Single)

1/22 Malcolm Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  2

Price: \$1,432,000

Method:

Date: 20/11/2025

Property Type: Townhouse (Single)

1/1 Cratloe Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000

Method:

Date: 08/11/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 88498088