

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

121 Lawrence Road, 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

\$1,615,500

 Property Type

House

 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	12 Jubilee St MOUNT WAVERLEY 3149	\$1,808,000	07/03/2026
2	285 Lawrence Rd MOUNT WAVERLEY 3149	\$1,951,000	28/02/2026
3	19 Hayfield Rd MOUNT WAVERLEY 3149	\$1,840,000	12/12/2025

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:

02/04/2026 09:44



Property Type: House (Previously Occupied - Detached)
Land Size: 780 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 December quarter 2025: \$1,615,500

Comparable Properties



12 Jubilee St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,808,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 753 sqm approx



285 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,951,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 805 sqm approx



19 Hayfield Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,840,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 731 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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