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	80 Leeds Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,700,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2025 to 30/09/2025 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	31 Lynden Gr MOUNT WAVERLEY 3149	$1,510,000	15/10/2025
2	7 Sunhill Rd MOUNT WAVERLEY 3149	$1,452,000	06/09/2025
3	404 Highbury Rd MOUNT WAVERLEY 3149	$1,430,000	27/08/2025

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: 17/11/2025 13:22

80 Leeds Road, Mount Waverley Vic 3149

Stephen Huang
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0499 088 880
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3 1 1

Property Type: House
Land Size: 803 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
September quarter 2025: $1,700,000

Comparable Properties



31 Lynden Gr MOUNT WAVERLEY 3149 (REI)

4 2 4

Price: $1,510,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments



7 Sunhill Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,452,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



404 Highbury Rd MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,430,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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