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<br>Including suburb and postcode | 4/29-31 Lee Avenue, Mount Waverley Vic 3149 |

## Indicative selling price

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

Range between $800,000 & $830,000

## Median sale price

Median price $1,190,000 Property Type Unit 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 | 1/6 Dorgan St MOUNT WAVERLEY 3149 | $855,000 | 07/02/2026 |
| 2 | 3/27 Lee Av MOUNT WAVERLEY 3149 | $810,000 | 04/10/2025 |
| 3 | 1/173 Blackburn Rd MOUNT WAVERLEY 3149 | $820,000 | 27/09/2025 |

**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: 10/03/2026 11:49

# 4/29-31 Lee Avenue, Mount Waverley Vic 3149

JellisCraig

Alan Zhang
0402200098
alanzhang@jelliscraig.com.au




3 1 1

**Property Type:** Unit
**Land Size:** 207 sqm approx

Agent Comments

**Indicative Selling Price**
$800,000 - $830,000
**Median Unit Price**
December quarter 2025: $1,190,000

## Comparable Properties



**1/6 Dorgan St MOUNT WAVERLEY 3149 (REI)**

3 2 1

**Price:** $855,000
**Method:** Auction Sale
**Date:** 07/02/2026
**Property Type:** Unit
**Land Size:** 385 sqm approx

Agent Comments



**3/27 Lee Av MOUNT WAVERLEY 3149 (REI)**

2 2 1

**Price:** $810,000
**Method:** Auction Sale
**Date:** 04/10/2025
**Property Type:** Unit
**Land Size:** 204 sqm approx

Agent Comments



**1/173 Blackburn Rd MOUNT WAVERLEY 3149 (REI/VG)**

3 2 2

**Price:** $820,000
**Method:** Auction Sale
**Date:** 27/09/2025
**Property Type:** Unit
**Land Size:** 275 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata.com.au

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