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	10b Leyland Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,580,000

Median sale price

Median price $1,365,000 Property Type Townhouse Suburb Mount Waverley

Period - From 30/04/2025 to 29/04/2026 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	2/29 Lavidge Rd ASHWOOD 3147	$1,500,000	31/03/2026
2	1/1 Fir Ct MOUNT WAVERLEY 3149	$1,699,000	21/03/2026
3	1/15 Windsor Av MOUNT WAVERLEY 3149	$1,528,000	28/02/2026

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: 30/04/2026 17:53

10b Leyland Road, Mount Waverley Vic 3149

JellisCraig

Stephen Huang
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Indicative Selling Price
$1,580,000
Median Townhouse Price
30/04/2025 - 29/04/2026: $1,365,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/29 Lavidge Rd ASHWOOD 3147 (REI)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Res)

Agent Comments



1/1 Fir Ct MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,699,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 365 sqm approx

Agent Comments



1/15 Windsor Av MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,528,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 294 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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