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	1/205 Lawrence Rd, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,358,000 Property Type Townhouse Suburb Mount Waverley

Period - From 06/05/2025 to 05/05/2026 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	2/6 Harry Ct MOUNT WAVERLEY 3149	$1,006,500	03/05/2026
2	3/115 Coleman Pde GLEN WAVERLEY 3150	$1,075,000	13/03/2026
3	1/460 Highbury Rd MOUNT WAVERLEY 3149	$1,099,111	05/01/2026

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: 06/05/2026 11:12

1/205 Lawrence Rd, Mount Waverley Vic 3149

JellisCraig

Alan Zhang
0402200098
alanzhang@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
06/05/2025 - 05/05/2026: $1,358,000

Comparable Properties



2/6 Harry Ct MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,006,500
Method: Auction Sale
Date: 03/05/2026
Property Type: Townhouse (Res)
Land Size: 258 sqm approx

Agent Comments



3/115 Coleman Pde GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,075,000
Method: Private Sale
Date: 13/03/2026
Property Type: Townhouse (Single)

Agent Comments



1/460 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 1

Price: $1,099,111
Method: Private Sale
Date: 05/01/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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