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	3/166 Lawrence Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,292,500 Property Type Townhouse Suburb Mount Waverley

Period - From 06/09/2023 to 05/09/2024 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	3/2 Myers Av GLEN WAVERLEY 3150	$1,188,000	24/08/2024
2	2/7 Newbigin St BURWOOD 3125	$1,155,000	30/05/2024
3	27A White St MOUNT WAVERLEY 3149	$1,200,000	22/05/2024

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: 06/09/2024 12:51

3/166 Lawrence Road, Mount Waverley Vic 3149

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
06/09/2023 - 05/09/2024: $1,292,500

Comparable Properties



3/2 Myers Av GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,188,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)
Land Size: 202 sqm approx

Agent Comments



2/7 Newbigin St BURWOOD 3125 (REI/VG)

3 2 2

Price: $1,155,000
Method: Sold Before Auction
Date: 30/05/2024
Property Type: Townhouse (Res)

Agent Comments



27A White St MOUNT WAVERLEY 3149 (REI/VG)

3 2 1

Price: $1,200,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: Townhouse (Res)
Land Size: 302 sqm approx

Agent Comments

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