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	3/90 Lemont Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,280,000 & $1,350,000

Median sale price

Median price $1,301,000 Property Type Townhouse Suburb Mount Waverley

Period - From 23/05/2024 to 22/05/2025 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	2/21 Avonhurst Dr GLEN WAVERLEY 3150	$1,295,000	29/04/2025
2	1/4 Islay Ct MOUNT WAVERLEY 3149	$1,341,000	12/04/2025
3	2/27 Morshead Av MOUNT WAVERLEY 3149	$1,302,000	05/04/2025

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: 23/05/2025 13:34

3/90 Lemont Avenue, Mount Waverley Vic 3149

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,280,000 - $1,350,000
Median Townhouse Price
23/05/2024 - 22/05/2025: $1,301,000

Comparable Properties



2/21 Avonhurst Dr GLEN WAVERLEY 3150 (REI)

4 2 2

Price: $1,295,000
Method: Private Sale
Date: 29/04/2025
Property Type: Townhouse (Single)

Agent Comments

1/4 Islay Ct MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,341,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)

Agent Comments



2/27 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,302,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 259 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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