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	27 Lemana Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $1,640,000 Property Type House Suburb Mount Waverley

Period - From 13/06/2024 to 12/06/2025 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	47 Price Av MOUNT WAVERLEY 3149	$2,416,000	10/05/2025
2	16 Regent St MOUNT WAVERLEY 3149	$2,250,000	22/04/2025
3	7 Kauri Gr GLEN WAVERLEY 3150	$2,226,000	07/03/2025

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: 13/06/2025 15:43

27 Lemana Crescent, Mount Waverley Vic 3149

Jared Wei
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5 3 2

Property Type: House
Land Size: 735 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
13/06/2024 - 12/06/2025: $1,640,000

Comparable Properties



47 Price Av MOUNT WAVERLEY 3149 (REI)

5 3 2

Price: $2,416,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments



16 Regent St MOUNT WAVERLEY 3149 (REI)

5 3 2

Price: $2,250,000
Method: Private Sale
Date: 22/04/2025
Property Type: House
Land Size: 838 sqm approx

Agent Comments



7 Kauri Gr GLEN WAVERLEY 3150 (REI/VG)

5 2 2

Price: $2,226,000
Method: Sold Before Auction
Date: 07/03/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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