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	24 Lynden Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $1,630,500 Property Type House Suburb Mount Waverley

Period - From 01/01/2025 to 31/03/2025 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	28 Leeds Rd MOUNT WAVERLEY 3149	$1,653,000	03/04/2025
2	8 Darbyshire Rd MOUNT WAVERLEY 3149	$1,600,000	27/02/2025
3	7 Glendowan Rd MOUNT WAVERLEY 3149	$1,731,000	10/02/2025

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: 18/06/2025 15:06

24 Lynden Grove, Mount Waverley Vic 3149

Tori Liu
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5 2 2

Property Type: House
Land Size: 776 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
March quarter 2025: $1,630,500

Comparable Properties



28 Leeds Rd MOUNT WAVERLEY 3149 (REI/VG)

5 2 2

Price: $1,653,000
Method: Private Sale
Date: 03/04/2025
Property Type: House
Land Size: 660 sqm approx

Agent Comments



8 Darbyshire Rd MOUNT WAVERLEY 3149 (REI)

5 3 2

Price: $1,600,000
Method: Private Sale
Date: 27/02/2025
Property Type: House
Land Size: 728 sqm approx

Agent Comments



7 Glendowan Rd MOUNT WAVERLEY 3149 (REI/VG)

5 2 2

Price: $1,731,000
Method: Sold Before Auction
Date: 10/02/2025
Property Type: House
Land Size: 846 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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