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	90 Lechte Road, Mount Waverley VIC 3149

Indicative selling price

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

Single price	$1,750,000

Median sale price

Median price	$1,610,000	Property Type	House	Suburb	Mount Waverley
Period - From	23/12/2024	to	22/06/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Glendowan Road Mount Waverley VIC 3149	$1,731,000	10/02/2025
14 Larch Crescent Mount Waverley VIC 3149	$1,660,000	03/05/2025
9 Wedge Court Glen Waverley VIC 3150	$1,708,000	04/06/2025

This Statement of Information was prepared on: 23/06/2025