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	1/1 Lucerne Street, Mount Waverley VIC 3149

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,050,000 Property Type Unit Suburb Mount Waverley

Period - From 08/03/2025 to 08/09/2025 Source Cotality™

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
24A Fort Street Mount Waverley VIC 3149	$1,498,000	16/08/2025
14 Saxon Street Burwood East VIC 3151	$1,458,000	23/08/2025
25 Cinnabar Avenue Mount Waverley VIC 3149	$1,500,000	21/03/2025

This Statement of Information was prepared on: 09/09/2025