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	2/3 Leigh Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,195,000 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2025 to 30/06/2025 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	3/450-452 High Street Rd MOUNT WAVERLEY 3149	$832,500	06/09/2025
2	3/21 Herbert St MOUNT WAVERLEY 3149	$820,000	23/08/2025
3	1/20 The Highway MOUNT WAVERLEY 3149	$942,000	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: 11/09/2025 17:21

2/3 Leigh Street, Mount Waverley Vic 3149

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2 1 1

Property Type: Unit

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
June quarter 2025: $1,195,000

Agent Comments

Tucked away in a boutique block of just three, this fully renovated two-bedroom unit delivers a rare combination of space, comfort and lifestyle.

Comparable Properties



3/450-452 High Street Rd MOUNT WAVERLEY 3149 (REI)

2 1 1

Agent Comments

Price: $832,500
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit
Land Size: 231 sqm approx



3/21 Herbert St MOUNT WAVERLEY 3149 (REI)

2 1 1

Agent Comments

Price: $820,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)
Land Size: 244 sqm approx



1/20 The Highway MOUNT WAVERLEY 3149 (REI)

2 1 3

Agent Comments

Price: $942,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit
Land Size: 250 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990

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