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	31 Lynden Grove, Mount Waverley VIC 3149

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,611,775 Property Type House Suburb Mount Waverley

Period - From 11/03/2025 to 10/09/2025 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
39 McCubbin Street Burwood VIC 3125	$1,425,500	10/09/2025
9 Lynden Grove Mount Waverley VIC 3149	$1,405,000	23/08/2025
3 Eildon Road Ashwood VIC 3147	$1,440,000	30/08/2025

This Statement of Information was prepared on: 12/09/2025