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	2/57 Lynden Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,135,000 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2024 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	1/1 Tanjil Ct MOUNT WAVERLEY 3149	$1,260,000	22/05/2025
2	3/1 Avondale Gr MOUNT WAVERLEY 3149	$1,202,000	10/05/2025
3	1/27 Cheviot Rd MOUNT WAVERLEY 3149	$1,230,000	26/03/2025

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: 07/07/2025 10:55

2/57 Lynden Grove, Mount Waverley Vic 3149

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 452 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
Year ending March 2025: $1,135,000

Comparable Properties



1/1 Tanjil Ct MOUNT WAVERLEY 3149 (REI)

3 1 1

Price: $1,260,000
Method: Private Sale
Date: 22/05/2025
Property Type: House (Res)
Land Size: 324 sqm approx

Agent Comments



3/1 Avondale Gr MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,202,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Unit
Land Size: 275 sqm approx

Agent Comments

1/27 Cheviot Rd MOUNT WAVERLEY 3149 (VG)

3 - -

Price: $1,230,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 393 sqm approx

Agent Comments

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