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	123 lawrence Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,670,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2024 to 30/09/2025 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	111 Lawrence Rd MOUNT WAVERLEY 3149	$1,836,600	17/09/2025
2	42 Cratloe Rd MOUNT WAVERLEY 3149	$1,560,000	23/06/2025
3	18 Morrison Ct MOUNT WAVERLEY 3149	$1,643,000	30/04/2025

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: 13/10/2025 13:49

123 lawrence Road, Mount Waverley Vic 3149

Calvin Huang
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5 3 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending September 2025: $1,670,000

Comparable Properties



111 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

5 3 2

Agent Comments

Price: $1,836,600
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 625 sqm approx



42 Cratloe Rd MOUNT WAVERLEY 3149 (REI/VG)

5 3 2

Agent Comments

Price: $1,560,000
Method: Private Sale
Date: 23/06/2025
Property Type: House
Land Size: 651 sqm approx



18 Morrison Ct MOUNT WAVERLEY 3149 (REI/VG)

5 3 3

Agent Comments

Price: $1,643,000
Method: Private Sale
Date: 30/04/2025
Property Type: House
Land Size: 915 sqm approx

Account - Jellis Craig | P: 03 88498088

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