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	1/37 Lemana Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,020,000

Median sale price

Median price $1,180,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2025 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	2/69 Avonhurst Dr GLEN WAVERLEY 3150	$920,000	23/09/2025
2	1/10 Rob Roy St GLEN WAVERLEY 3150	$1,000,000	16/09/2025
3	1/10 Montgomery Av MOUNT WAVERLEY 3149	$990,000	02/09/2025

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: 27/11/2025 16:05

1/37 Lemana Crescent, Mount Waverley Vic 3149

JellisCraig

Jared Wei
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3 1 2

Property Type: Unit
Land Size: 355 sqm approx

Agent Comments

Indicative Selling Price
$1,020,000
Median Unit Price
September quarter 2025: $1,180,000

Comparable Properties



2/69 Avonhurst Dr GLEN WAVERLEY 3150 (REI/VG)

3 2 1

Price: $920,000
Method: Private Sale
Date: 23/09/2025
Property Type: Unit
Land Size: 220 sqm approx

Agent Comments



1/10 Rob Roy St GLEN WAVERLEY 3150 (VG)

3 - -

Price: $1,000,000
Method: Sale
Date: 16/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3/1/2



1/10 Montgomery Av MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $990,000
Method: Private Sale
Date: 02/09/2025
Property Type: Unit
Land Size: 321 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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