

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

2/175 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2024

to

31 Aug 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 6 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

1/9 EDITH STREET GLEN WAVERLEY VIC 3150	\$925,000	16-Apr-25
3/208 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$900,000	12-May-25
7/47 NOTTINGHAM STREET GLEN WAVERLEY VIC 3150	\$920,000	10-May-25

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 6 months.~~

This Statement of Information was prepared on: 12 September 2025



**1/9 EDITH STREET GLEN
WAVERLEY VIC 3150**

 3  2  2

Sold Price **\$925,000** Sold Date **16-Apr-25**

Distance **1.04km**



**3/208 STEPHENSONS ROAD
MOUNT WAVERLEY VIC 3149**

 3  2  1

Sold Price **\$900,000** Sold Date **12-May-25**

Distance **1.07km**



**7/47 NOTTINGHAM STREET GLEN
WAVERLEY VIC 3150**

 3  2  2

Sold Price **\$920,000** Sold Date **10-May-25**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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